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**4 Park Row
Beeford
YO25 8AZ**

Modern 3 bedroom home
Ideal for families, couples
and many other buyers

Front and rear gardens
Parking to the rear
Superb accommodation

**Asking Price Of:
£157,500**



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4 Park Row

Beeford

YO25 8AZ



Standing on a choice plot within this attractive development at the heart of this popular village, this is a property which may well suit a variety of purchasers including families, couples or indeed as an investment or holiday home. The property is superbly presented throughout and provides bright and roomy accommodation and is a great credit to the current vendor.

A viewing is unlikely to disappoint and interested parties should be advised to waste no time in arranging to see this lovely home first hand.

BEEFORD

Beeford is a traditional East Yorkshire village spanning the B1249. Along the main street is a Methodist Chapel built in 1868 together with the primary school and community centre constructed and paid for by the villagers themselves.

Nearby is the lovely stone church of St. Leonard with its 15th Century embattled western tower. Other facilities include two public houses and doctor's surgery.

ACCOMMODATION

ENTRANCE HALL

With straight flight staircase leading off.

LOUNGE

14' 2" x 12' 0" (4.34m x 3.66m)

Contemporary white timber fire surround with 'marble' inset and hearth and living flame fire in situ. Coved ceiling and built-in understairs storage cupboard.



Door to:

BREAKFAST KITCHEN

13' 5" x 11' 6" (4.11m x 3.51m)

Extensively fitted with a modern kitchen featuring base and wall mounted cupboards, the base cupboards having drawers over, integrated wine rack and appliances including electric oven with gas hob and extractor over.

Concealed refrigerator and dishwasher, ceramic tiled floor and door to the rear garden.



Door also to

UTILITY ROOM

7' 1" x 4' 3" (2.18m x 1.3m)

With built-in worktop and space and plumbing for automatic washing machine. Ceramic tiled floor.

Door to:

CLOAKROOM/WC

With white suite comprising low level WC and pedestal wash hand basin. Ceramic tiled floor.

CENTRAL LANDING

With airing cupboard housing "Vaillant" wall mounted gas combination boiler.

BEDROOM 1

15' 1" x 10' 9" (4.62m x 3.3m)

With fitted wardrobes having sliding doors.



BEDROOM 2

11' 8" x 8' 7" (3.56m x 2.64m)



BEDROOM 3

8' 2" x 6' 5" (2.49m x 1.98m)



SHOWER ROOM & WC

With white suite having chrome fittings and including glazed and tiled shower enclosure which incorporates a seat, having water jets, and rain effect shower head. Vanity unit incorporating wash basin and low level WC.



OUTSIDE

The property stands back from the road behind a delightful, 'designer' style low maintenance garden. To the rear again, is a low maintenance garden which is predominantly paved including a low walled seating area, the whole garden being enclosed with a timber fence..



A particular feature of this property is the private allocated parking suitable for two vehicles. This area also features delightfully tended gardens.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band B.

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band C.

SERVICES

All mains services connected.

NOTES

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

WHAT'S YOURS WORTH?

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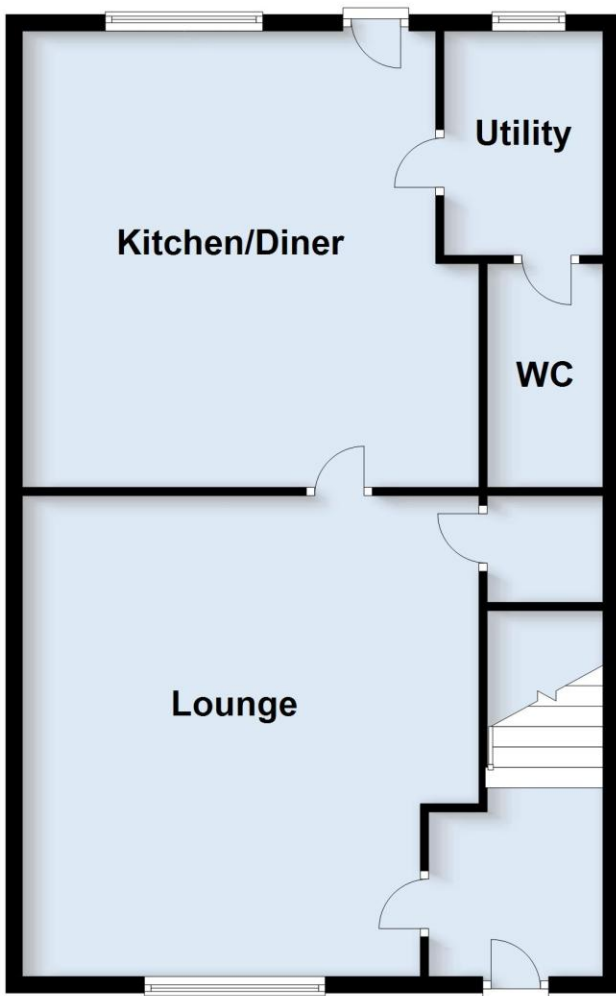
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VIEWING

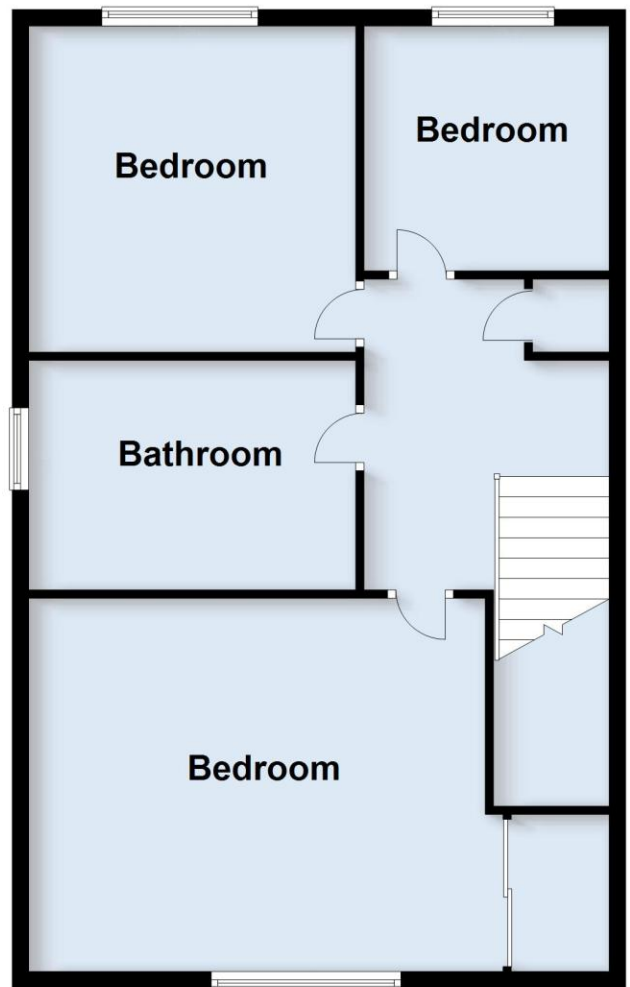
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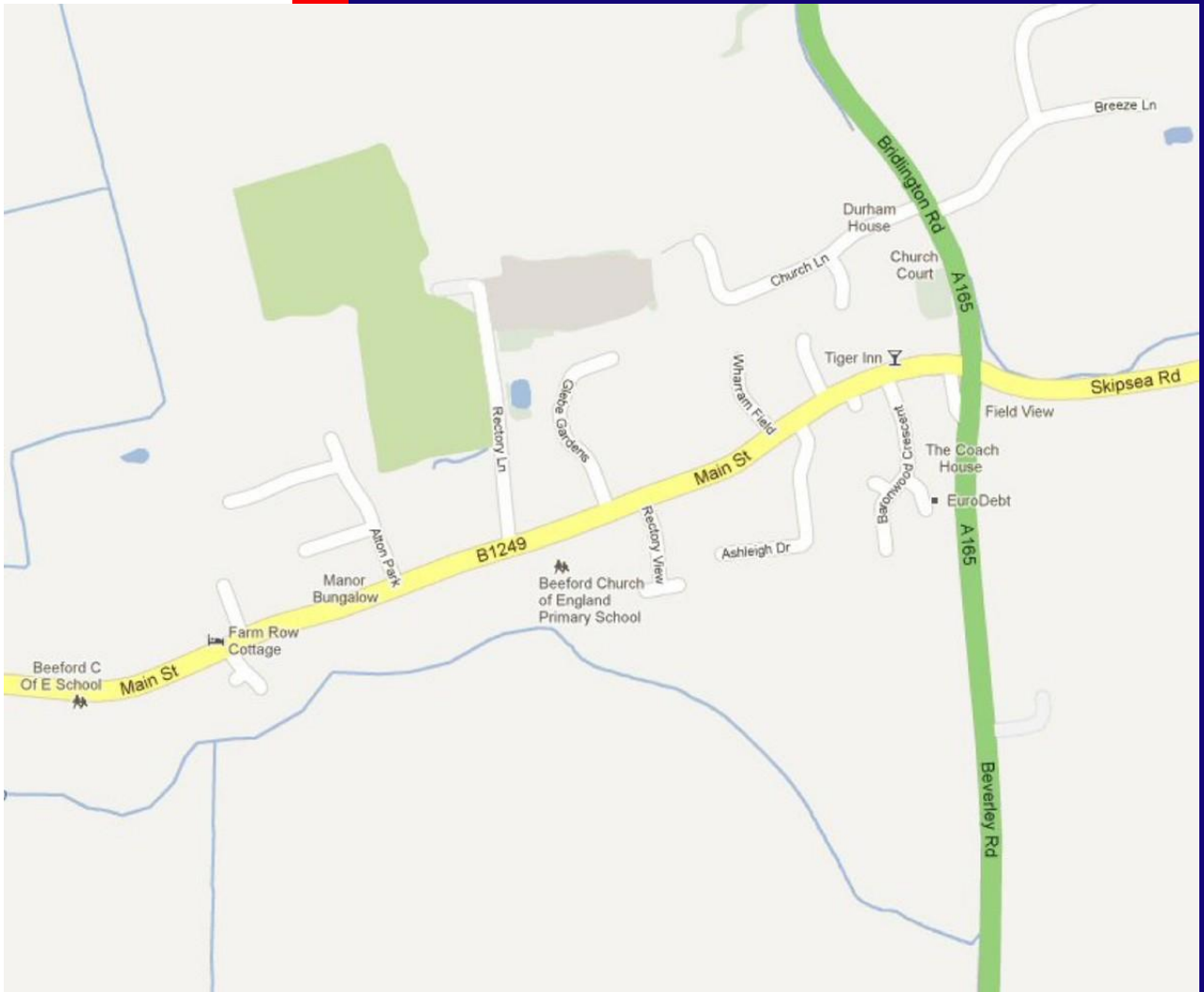
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Ground Floor



First Floor







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