



Offers In The Region 17 Baronwood Crescent
£250,000 Beeford, YO25 8BX

SERVICES

Understood to all be connected to mains.
Mains gas, water and electric.

TENURE

The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.

VIEWING

Strictly by appointment with the sole agents
on 01377 241919.

FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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17 Baronwood Crescent, Beeford, YO25 8BX

A truly hidden gem which must be viewed to fully appreciate! 17 Baronwood Crescent is a well presented and extended three bedroom semi-detached home. The current vendors have create additional space to the first floor to create additional bedrooms with the potential for a ‘Jack & Jill’ en-suite (subject to planning permission). The ground floor provides versatile rooms which has a nice flow throughout with the added bonus of a fantastic studio/office space garage conversion. Great for those who work from home or have a home business.

The property briefly comprises:- entrance hall, lounge, inner hallway, kitchen, dining room, downstairs bedroom, bathroom, first floor landing with two additional bedrooms, rear garden and converted garage with ample space and WC.

LOCATION

Situated within the village of Beeford with local amenities such as general store, post office, doctors surgery, Church, primary school, playing fields, fish & chip shop, Chinese restaurant and a public house. Further amenities within the neighbouring towns of both Bridlington and Driffield and is also easily commutable to Beverley and Hull.



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 3’10 (1.18m) x 3’0 (0.91m)

Door to the front aspect, stairs leading to the first floor landing and fitted carpets.

LOUNGE- 16’9 (5.11m) x 10’9 (3.29m)

Spacious, light and bright living area with window to the front aspect, coving, electric fireplace with surround and hearth, fitted carpets, radiator, TV point and power points.

INNER HALLWAY- 5’10 (1.79m) x 3’0 (0.92m)

Fitted carpets.

KITCHEN- 14’2 (4.32m) x 8’3 (2.52m)

Door and window to the side aspect, window to the front aspect, coving, tiled splash back, a range of wall and base units, sink with drainer unit, integrated fridge/freezer, plumbing for washing machine, double oven, electric hob, extractor hood, tiled flooring, radiator and power points.

DINING ROOM- 11’7 (3.54m) x 9’0 (2.74m)

French doors to the rear aspect, coving, fitted carpets, radiator and power points.

BEDROOM ONE- 8’10 (2.70m) x 12’1 (3.69m)

Window to the side aspect, coving, built in wardrobes, fitted carpets, radiator and power points.

BATHROOM- 6’0 (1.83m) x 8’3 (2.53m)

Opaque window to the side aspect, fully tiled

walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower, fitted carpets and radiator.

FIRST FLOOR LANDING- 7’1 (2.17m) x 3’0 (0.92m)

Fitted carpets.

BEDROOM TWO- 12’11 (3.96m) x 10’10 (3.31m)

Window to the front aspect, coving, built in wardrobes, fitted carpets, radiator and power points.

BEDROOM THREE- 18’7 (5.67m) x 8’2 (2.49m)

Window to the side aspect, fitted carpets, radiator and power points.

GARDEN

Immaculate east facing garden which is mainly laid with lawn, bricked paved seating area to the immediate rear, gravelled areas, garden storage shed and side access.

STUDIO/GARAGE

Converted garage which has also been extended to create a home recording studio. It is separated into sections which could also be used as a home office/meeting area with the added benefit of a WC. It is fully sound proof with ample storage space, power and lighting. A versatile and useful space.

PARKING

Ample off street parking for multiple cars.