



BELT
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7 Church Lane, Beeford, Driffield, YO25 8AP

Price Guide £179,950



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Welcome to the village of Beeford, this beautifully presented terraced cottage offers a blend of modern comfort and traditional character.

The property features two well-proportioned bedrooms and a welcoming reception room, perfect for both relaxation and entertaining.

Constructed between 1930 and 1939, this cottage has been thoughtfully improved by the current owners, ensuring it meets the needs of contemporary living while retaining its original charm. The south-facing rear garden is a highlight, providing a sunny outdoor space ideal for enjoying the warmer months.

Situated in the scenic village of Beeford, boasting a variety of local amenities including a general store, post office, doctor's surgery, church, primary school, playing fields, fish & chip shop, Chinese restaurant, and a public house. The location offers direct road access to coastal destinations and a convenient commuting route for Bridlington and Beverley.

This property is perfect for those seeking a peaceful retreat while remaining well-connected to nearby towns. Whether you are a first-time buyer or looking to downsize, this cottage presents an excellent opportunity.

Entrance:

Composite door leads directly into the lounge.

Lounge:

12'4" x 12'0" (3.77m x 3.66m)

A front facing room, inset multi-fuel log burning stove, built in display cabinet, exposed beams, herringbone

flooring, upvc double glazed window and central heating radiator.

Kitchen/diner:

11'10" x 6'0" & 9'1" x 7'8" (3.63m x 1.83m & 2.79m x 2.35m)

Fitted with a range of base and wall units, solid wood worktops, Belfast sink unit and extractor. Part wall tiled, floor tiled, plumbing for washing machine, understairs storage cupboard, central heating radiator and upvc double glazed door into the sun room.

Sun room:

13'1" x 7'6" (3.99m x 2.29m)

Over looking the garden.

Bathroom:

6'4" x 5'4" (1.94m x 1.64m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, extractor, upvc double glazed window and heated towel rail.

First floor:

Bedroom:

12'1" x 9'3" (3.70m x 2.83m)

A front facing double room, built in wardrobes, built in storage cupboard housing gas boiler, upvc double glazed window and central heating radiator.

Bedroom:

9'2" x 7'6" (2.80m x 2.30m)

A rear facing double room, upvc double glazed window and central heating radiator.

Garden:

To the rear of the property is a south facing fenced garden. Paved patio with canopy to lawn, pebbled patio, well stocked borders of shrubs and bushes. Brick built outbuilding for storage.

Notes:

Council tax band: A

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



