



Dee Atkinson & Harrison

CHARTERED SURVEYORS & ESTATE AGENTS

99 MAIN STREET, BEEFORD, YO25 8AY EAST YORKSHIRE

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Guide Price : £799,950

Beverley 14 miles

| Hull 23 Miles | York 28 miles

A complete one of a kind and unique property, 99 Main Street must be viewed to fully appreciate everything it has to offer. Set within a beautifully landscaped 1 acre plot, this exception property offers two distinct homes making it a rare find for multigenerational living, fantastic air bnb or buisness venture. The main house offers spacious and stylish accommodation boasting four double bedrooms and the versatility of three additional reception rooms which would be great for entertaining and family time. Both homes throughout the years have undergone an extensive renovation and offers an array or high quality fixtures and fittings. No expense has been spared! Not only are the houses exceptions, the garden is also stunning with it being in pristine condition and an enjoyable area in a peaceful and private setting.

The property briefly comprises:- entrance hall into the main property, living room, gym, boot room, downstairs bedroom, bathroom and separate WC, open plan kitchen/dining area with utility, lounge, first floor landing with three double bedroom and family shower room. Leading on from this is the annex which boasts its own entrance, kitchen, lounge, WC, pool room, first floor landing with two double bedrooms and shower room. There is a large South facing garden to the rear with ample off street parking to the front.

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 Driffild and is also easily commutable to Beverley and Hull.



MAIN PROPERTY

ENTRANCE HALL- 6'11 (2.12m) x 27'2 (8.28m)

A welcoming entrance with composite door to the front aspect, stairs leading to the first floor landing with oak stairs case and metal spindles, tiled flooring, anthracite vertical radiator and power points.

LIVING ROOM- 12'10 (3.92m) x 17'0 (5.18m)

Cosy lounge with large bay window to the front aspect, inset spotlights, log burning stove with oak beam and stone hearth, built in media wall, fitted carpets, anthracite vertical radiator, TV point and power points.

GYM- 12'10 (3.92m) x 11'6 (3.51m)

A great size reception room which the current vendors use as a gym with large bay window to the front aspect, inset spotlights, LVT flooring, radiator and power points.

BOOT ROOM- 12'8 (3.87m) x 7'1 (2.18m)

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

BEDROOM FOUR- 9'9 (3.00m) x 11'11 (3.65m)

Ground floor double bedroom with window to the side aspect, fitted carpets, anthracite vertical radiator and power points.

WC- 5'11 (1.81m) x 3'10 (1.18m)

Opaque window to the side aspect, inset spotlights, fully tiled walls, low flush WC, sink with vanity unit and waterfall mixer tap, wall mounted mirror with storage, tiled flooring and radiator.

BATHROOM- 9'5 (2.89m) x 7'4 (2.24m)

Opaque window to the side aspect, inset spotlights, fully tiled walls, sauna, premium shower cubicle with jets, jacuzzi bath tub, tiled flooring, radiator and extractor fan.

UTILITY ROOM- 5'3 (1.62m) x 6'4 (1.94m)

Leading on from the entrance hall is a utility room with inset spotlights, a range of wall and base units, integrated washing machine, LVT flooring, radiator and power points with door leading to:

OPEN PLAN KITCHEN/DINING AREA- 30'5 (9.28m) x 9'9 (2.98m)/14'0 (4.27m) x 10'6 (3.21m)

An impressive open plan family/entertaining area which is sleek, modern and the heart of the home. Benefitting from French doors and windows to the

rear and side aspect, skylight, inset spotlights, large area ideal for a dining table, a range of wall and base units with island and granite worktops, sink with drainer unit and pull out hose, space for American style fridge/freezer, integrated appliances including dishwasher, wine fridge and coffee machine, built in eye-level ovens, induction hob with downdraft cooker hood island extractor fan, tiled flooring with underfloor heating throughout and power points.

SUN ROOM- 22'8 (6.93m) x 13'5 (4.10m)

Flooded with natural light, a beautifully put together space with Bi-Folding doors to the rear aspect, window to the front aspect, inset spotlights, wall mounted gas fire, built in storage cupboards, tiled flooring, anthracite vertical radiator, TV point and power points.

ENTRY

Door to the front aspect and LVT flooring.

FIRST FLOOR LANDING- 12'9 (3.89m) x 2'10 (0.88m)

Window to the side aspect, inset spotlights, large built in cupboard housing the water tank, fitted carpets and power points.

BEDROOM ONE- 13'8 (4.19m) x 9'3 (2.82m)

Spacious double bedroom with French doors and window to the rear aspect, built in wardrobes and storage cupboard, fitted carpets, radiator, TV point and power points. There is also air conditioning unit.

BEDROOM TWO- 9'0 (2.74m) x 16'6 (5.04m)

Another good size bedroom with window to the rear aspect, access to the eaves, fitted carpets, radiator, TV point and power points.

BEDROOM THREE- 11'7 (3.55m) x 8'6 (2.61m)

A third double bedroom with window to the front and side aspect, inset spotlights, access to the eaves, fitted carpets, radiator, TV point and power points.

BATHROOM- 6'8 (2.05m) x 12'6 (3.82m)

Stylish family bathroom with opaque window to the side aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and waterfall mixer tap and wall mounted mirror, large walk in shower with rainfall head, additional storage cupboard, tiled flooring, heated towel rail and extractor fan.

ANNEX

ENTRANCE HALLWAY- 5'0 (1.54m) x 8'8 (2.64m)

Separate entrance with composite door to the front aspect, inset spotlights, stairs leading to the first floor landing, tiled flooring, anthracite vertical radiator and power points.

KITCHEN- 7'9 (2.37m) x 17'6 (5.36m)

Fully functioning kitchen with door and window to the rear aspect with additional window to the front, inset spotlights, splash back, a sleek and modern kitchen with a range of wall and base units, one and a half sink with drainer unit, integrated full size fridge and full size freezer, integrated dishwasher and microwave, eye level double oven, induction hob, extractor hood, tiled flooring, vertical anthracite radiator and power points.

LOUNGE- 15'1 (4.62m) x 17'9 (5.43m)

Spacious lounge area which also has space for a dining table with windows to the front and side aspect, inset spotlights, electric log burner with hearth and surround, tiled flooring, radiator and power points. There is also an air conditioning unit.

WC- 7'7 (2.32m) x 4'3 (1.32m)

Inset spotlights, wet wall panelling, low flush WC, wall mounted sink, tiled flooring, radiator and extractor fan.

POOL ROOM- 16'2 (4.93m) x 17'5 (5.31m)

A great entertaining and versatile reception room with Bi-folding doors to the side aspect, skylight, inset spotlights, tiled flooring, radiator, TV point and power points.

HALLWAY- 7'7 (2.32m) x 4'3 (1.30m)

Connecting room into the main house via a hidden door with window to the side aspect, inset spotlights, wet wall panelling, Belfast sink with vanity unit and pull down hose, tiled flooring, radiator and power points.

UTILITY ROOM/OFFICE- 7'7 (2.32m) x 13'3 (4.04m)

Door to the rear aspect, inset spotlights, a range of wall and base units, vinyl flooring, radiator and power points.

FIRST FLOOR LANDING

Inset spotlights and fitted carpets.

BEDROOM ONE- 15'4 (4.69m) x 13'3 (4.04m)

Double bedroom with windows to the front and



rear aspect, inset spotlights, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 12'8 (3.87m) x 13'2 (4.03m)

Double bedroom with windows to the front and rear aspect, inset spotlights, access to the eaves, fitted carpets, radiator, TV point and power points.

SHOWER ROOM- 7'11 (2.43m) x 5'8 (1.73m)

Opaque window to the rear aspect, three piece bathroom suite comprising:- low flush WC, sink with pedestal and waterfall mixer tap, large walk in shower, tiled flooring, heated towel rail and extractor fan.

GARDEN

A fabulous plot which is mainly laid with lawn, stunning patio area to the immediate rear of the garden which wraps around making two separate seating areas, mature trees which surround the garden, planted flower and shrubs with water feature and gated side access.

PARKING

Off street parking to the front of the property which is of ample space for multiple cars, caravans and motorhomes.

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 BAND

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'F'.

EPC

This property's energy rating is C. The annex is also rated C.

VIEWING

Strictly by appointment with the sole agents.

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 clients.







Approximate total area⁽¹⁾
 2664 ft²
 247.6 m²
 Reduced headroom
 14 ft²
 1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Approximate total area⁽¹⁾
 1644 ft²
 96.9 m²
 Reduced headroom
 103 ft²
 9.6 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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