



BELT
ESTATE AGENCY

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33a Main Street, Beeford, Driffield, YO25 8AY

Price Guide £249,950



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Welcome to the village of Beeford, this detached house presents an ideal family home.

With its spacious layout, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining. The four well-proportioned bedrooms provide ample space for family living, while the two bathrooms ensure convenience for all.

This well-maintained residence is designed to accommodate modern family life, offering a comfortable and welcoming atmosphere.

Beeford is a popular village that offers a variety of local amenities to cater to your everyday needs. Residents can enjoy the convenience of a general store, post office, and doctors' surgery, as well as a primary school. For leisure and dining, the village boasts playing fields, a fish and chip shop, a Chinese restaurant, and a public house, creating a community spirit.

If you are seeking a spacious and well-located family home in a friendly village setting, this is an opportunity not to be missed.

Entrance:

Upvc double glazed door into inner hall, central heating radiator and understairs storage cupboard.

Wc:

6'0" x 3'8" (1.84m x 1.13m)

Wc, wash hand basin, upvc double glazed window and central heating radiator.

Lounge:

17'1" x 12'1" (5.22m x 3.70m)

A spacious rear facing room, brick fireplace, central heating radiator and upvc double glazed French doors into the conservatory.

Upvc conservatory:

9'0" x 8'4" (2.75m x 2.56m)

Over looking the garden, tiled floor, central heating radiator and French doors.

Kitchen/diner:

18'0" x 8'2" (5.51m x 2.50m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with extractor over. Part wall tiled, plumbing for dishwasher, gas boiler, two upvc double glazed windows, central heating radiator and upvc double glazed door to the side elevation.

First floor:

Upvc double glazed window.

Bedroom:

12'11" x 11'2" (3.95m x 3.41m)

A rear facing double room, extensive built in wardrobes, drawers, cupboards and dresser. Upvc double glazed window and central heating radiator.

En-suite:

7'2" x 3'2" (2.20m x 0.99m)

Comprises a shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

Bedroom:

11'6" x 10'7" (3.52m x 3.24m)

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

Bedroom:

12'11" x 8'11" (3.96m x 2.73m)

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

Bedroom:

12'3" x 6'7" (3.75m x 2.01m)

A front facing double room, built in storage cupboard with central heating radiator, upvc double glazed window and central heating radiator.

Bathroom:

7'3" x 6'6" (2.21m x 1.99m)

Comprises bath, wc and wash hand basin with vanity unit. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a pebbled driveway with ample parking and borders of hedges, shrubs and bushes.

Garden:

To the rear of the property is a low maintenance fenced garden. Paved and pebbled, borders of shrubs and bushes. A shed.

Garage:

18'1" x 8'11" (5.52m x 2.74m)

Up and over door, power and lighting.

Notes:

Council tax band: D

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.



Road Map

Hybrid Map

Terrain Map



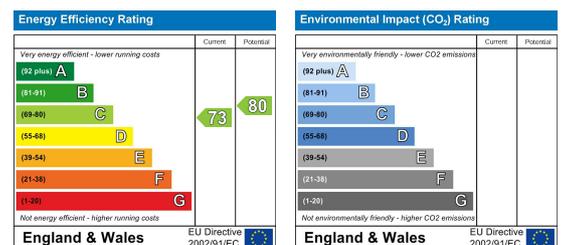
Floor Plan



Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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