



Score	Energy rating	Current	Potential
92+	A	94 A	97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Asking Price **The Paddock, 87a Main Street,**
£275,950 **Beeford, YO25 8AY**

SERVICES
Understood to all be connected to mains. Mains gas, water and electric. The property also benefits from solar panels.

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 'TBC'.

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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The Paddock, 87a Main Street, Beeford, YO25 8AY

DESCRIPTION
A perfect opportunity to purchase a newly built detached property. The Paddock, 87a Main Street is a three double bedroom home offering over 1000 sq ft of stylish accommodation with high quality fixtures and fittings throughout. Designed with low running costs in mind, the property includes solar panels and an extremely high EPC rating with the reassurance of a 10 year NHBC warranty. An ideal purchase for families for first time buyers looking for a move in ready, brand new home!
The property briefly comprises:- entrance hall, WC, lounge, open plan kitchen/dining area, first floor landing, primary bedroom with en-suite, two additional double bedroom, family bathroom, rear garden and three parking spaces.

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- 4'7 (1.42m) x 15'6 (4.74m)
Composite door to the front aspect, stairs leading to the first floor landing, understairs cupboard, built in storage cupboard housing the gas boiler, fitted carpets, radiator and power points.

WC- 3'3 (1.02m) x 6'6 (1.99m)
Opaque window to the front aspect, inset spotlights, tiled splash back, sink with pedestal and mixer tap, low flush WC, tiled flooring, radiator and extractor fan.

LOUNGE- 11'3 (3.43m) x 15'7 (4.76m)
Light and spacious living area with windows to the front and side aspect, fitted carpets, radiator, TV point and power points.

OPEN PLAN KITCHEN/DINING AREA- 20'1 (6.14m) x 9'0 (2.74m)
A stunning and modern open plan space with French doors and window to the rear aspect leading out to the garden, additional window to the side, inset spotlights, a range of high gloss wall and base units, one and a half sink with drainer unit, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine, built in electric oven, induction hob, extractor hood, eood wffect tiled flooring, radiator and power points.

FIRST FLOOR LANDING- 7'0 (2.15m) x 6'0 (1.84m)
Fitted carpets, radiator and power points. There is also access to the loft.

BEDROOM ONE- 14'9 (4.51m) x 9'0 (2.75m)
Double bedroom with window to the rear aspect, fitted carpets, radiator and power

points.
EN-SUITE- 4'10 (1.50m) x 9'0 (2.75m)
Opaque window to the rear aspect, inset spotlights, tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer taps, large walk in fully tiled shower, tiled flooring, heated towel rail and extractor fan.

BEDROOM TWO- 10'10 (3.32m) x 9'1 (2.78m)
Another double bedroom with window to the front aspect, fitted carpets, radiator, TV point and power points.

BEDROOM THREE- 8'9 (2.68m) x 9'1 (2.78m)
A third double bedroom with window to the front aspect, fitted carpets, radiator and power points.

BATHROOM- 7'3 (2.22m) x 5'11 (1.81m)
Opaque window to the side aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with separate shower attachment, tiled flooring, heated towel rail and extractor fan.

GARDEN
Sunny South facing garden which is mainly laid with lawn, patio area to the immediate rear with timber fencing down either side. Access to the parking spaces.

PARKING
Three parking spaces allocated to the property. Two to the rear and one to the front.

