



Ulllyotts
Chartered Surveyors

**1 Farm Row
Beeford
YO25 8AZ**

Great village location
Ideal for variety of buyers
Two bedrooms

Well-fitted kitchen
Useful outhouse to rear
Viewing is a must!

**Asking Price Of:
£140,000**



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PROPERTY PROFESSIONALS SINCE 1891

1 Farm Row

Beeford
YO25 8AZ



Located within a sought after village setting, convenient for access into Driffield, Bridlington, Beverley and beyond, this is a modern home which would appeal to a variety of buyers including first time buyers, couples or even as a holiday property.

Benefitting from off-street parking by way of allocated car parking spaces for two vehicles, the accommodation includes two bedrooms, attractive lounge plus rear facing well-fitted breakfast kitchen and cloakroom.

BEEFORD

Beeford village is located between Bridlington and Beverley on the A165 and boasts a thriving village community life. A local primary school, Public houses/ eateries, local church, veterinary surgery, doctors practice combine to form a strong village community.

Properties in Beeford are often represented by both our Bridlington and Driffield offices.

ACCOMMODATION

ENTRANCE HALL

With staircase leading off to the first floor.

LOUNGE

12' 6" x 10' 9" (3.82m x 3.3m)

With feature pine fire surround housing a gas living flame fire, coved ceiling, radiator and front facing window. Built-in understairs cupboard.



KITCHEN

11' 4" x 9' 8" (3.46m x 2.96m)

Well fitted along two walls with a range of traditionally styled kitchen units finished in cream and including base and wall mounted cupboards and worktops to match. Built-in electric oven plus four ring hob and pull-out extractor.

Inset sink with mixer tap and single drainer, space and plumbing for an automatic washing machine and recessed ceiling lighting. Integrated dishwasher. Space and provision for a fridge freezer.



LOBBY

With access to the rear of the property.

CLOAKROOM/WC

With suite comprising low level WC and wash hand basin.

FIRST FLOOR

BEDROOM 1

12' 7" x 10' 9" (3.86m x 3.29m)

Radiator and built-in wardrobes.



BEDROOM 2

11' 6" x 8' 7" (3.51m x 2.62m)

Radiator.



BATHROOM

With suite comprising panelled bath with side shower screen and shower attachment from the taps, pedestal wash hand basin and low level WC. Fully tiled around the bath with half tiling elsewhere.



OUTSIDE

The property stands back from the road behind its own front garden and walled boundary.

There is a front forecourt garden and gated side access leading to the rear of the property.

To the rear of the property is an enclosed expanse of hard landscaped garden including workshop/garden room and having a variety of potential uses.



There is vehicular access to the rear of the property which leads to a parking area, of which the subject property benefits from two car parking spaces.



CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band B.

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (TBC)

SERVICES

All mains services connected.

NOTES

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

WHAT'S YOURS WORTH?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

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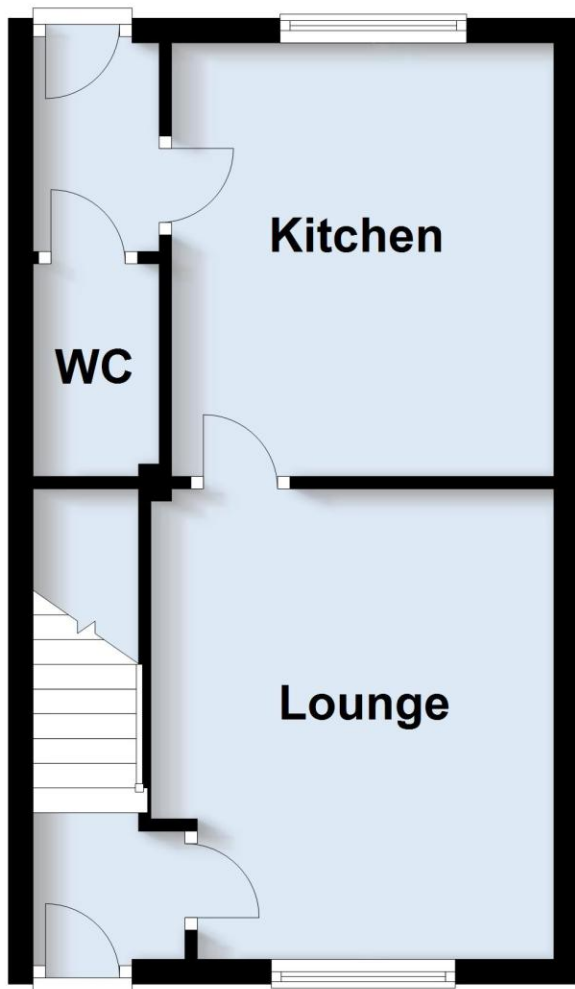
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VIEWING

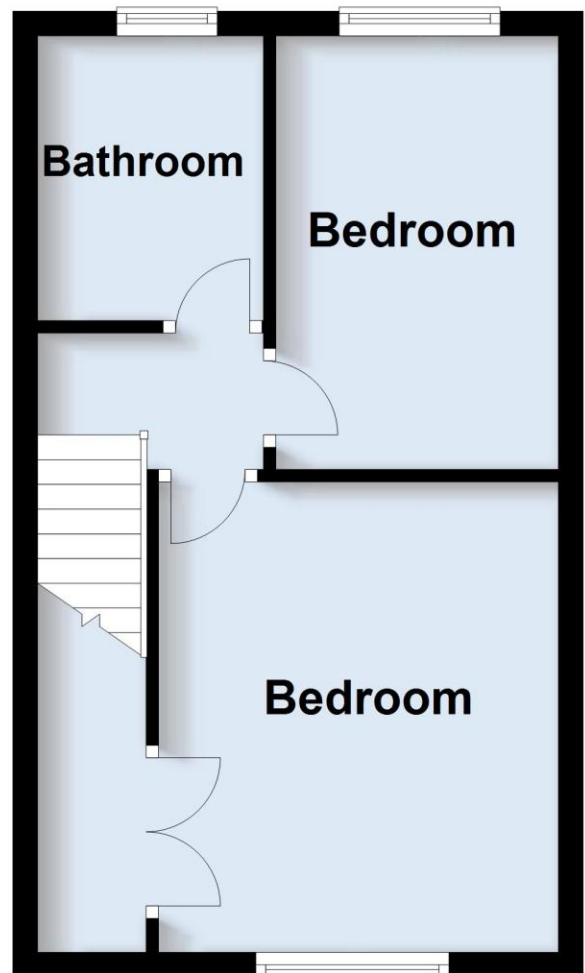
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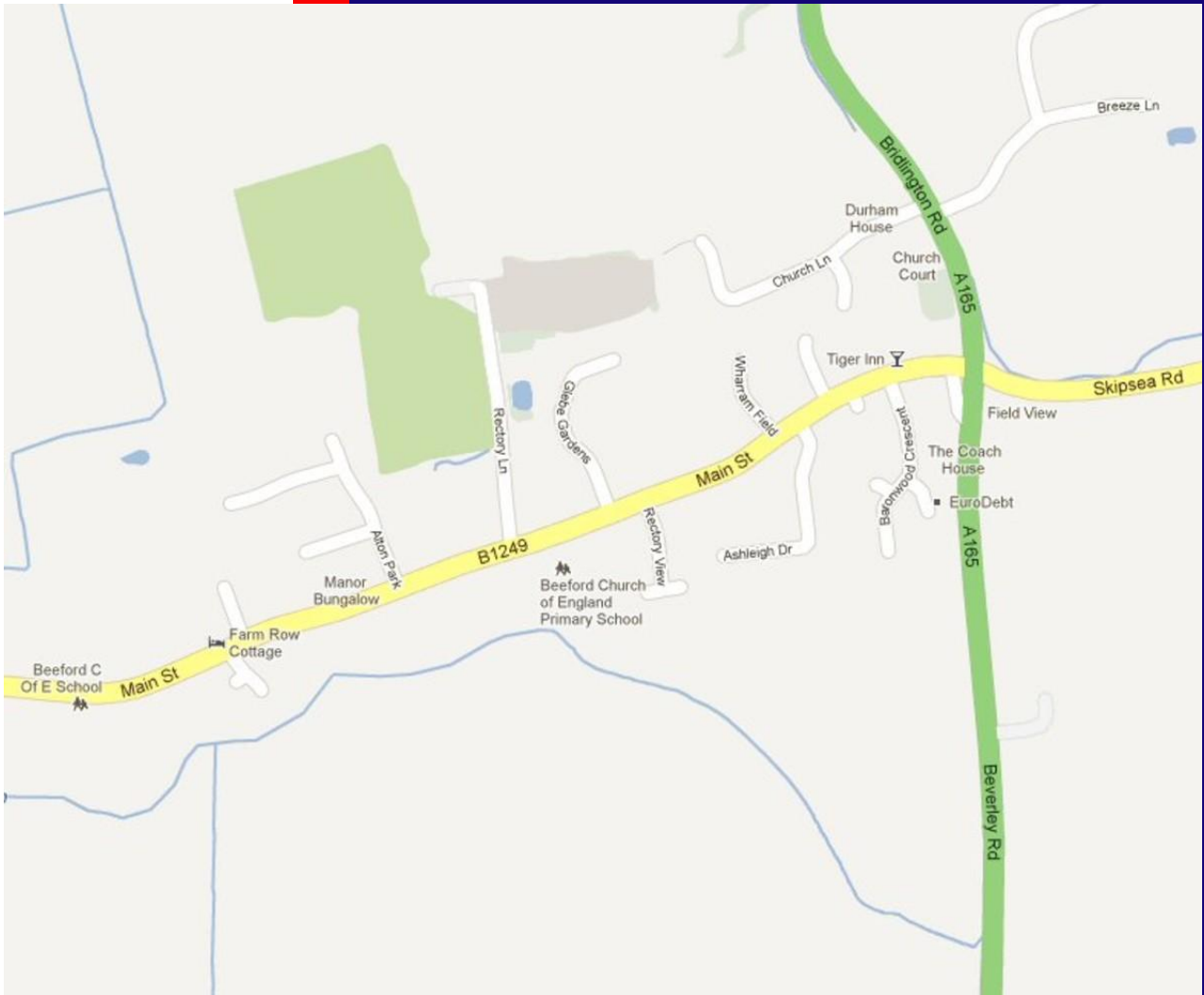
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Ground Floor



First Floor







64 Middle Street South, Driffield, YO25 6QG

Also at: 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401



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