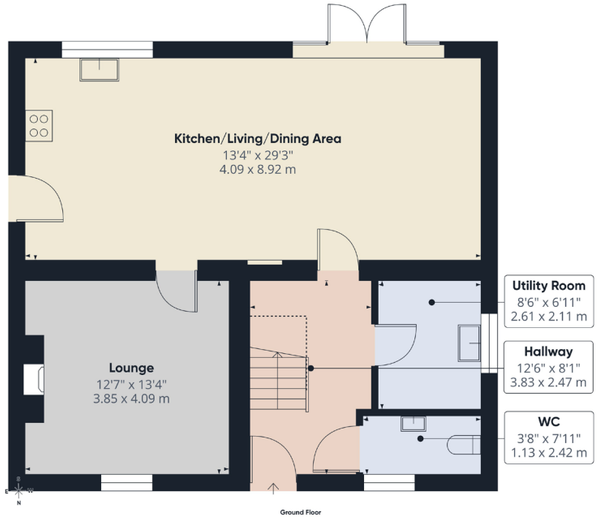
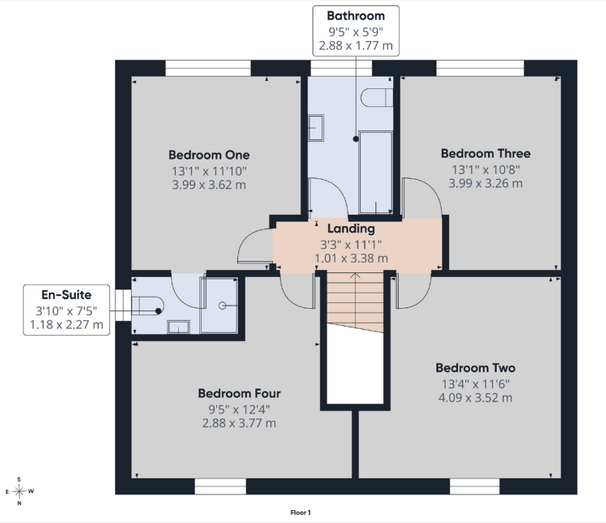












Offers Over £400,000

Dulwich House, 87 Main Street, Beeford, YO25 8AY

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
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'C'.

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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Dee Atkinson & Harrison



Dulwich House, 87 Main Street, Beeford, YO25 8AY

A beautifully renovated and thoughtfully extended property, Dulwich House is brought to the market with no onward chain. Transformed by a builder specialising in individual, bespoke homes, this impressive property has undergone an extensive programme of renovation, including a substantial rear extension that has more than doubled its original footprint. The result is a contemporary home boasting spacious accommodation which enjoys four generous double bedrooms, two bathrooms and an impressive open-plan ground floor, creating a bright and versatile living space. Externally, the property enjoys a sunny south-facing garden which is generous in size and offers a blank canvas. It presents an excellent opportunity for the new owners to put their own stamp on the space and create a garden perfectly suited for them. With the added benefit of no onward chain, early viewing is highly recommended.

The propery briefly comprises:- entrance hall, WC, utility room, open plan kitchen/dining/living area, lounge, first floor landing with primary bedroom and en-suite, three additional bedrooms, family bathroom, rear garden and off street parking.

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- 12'6 (3.83m) x 8'1 (2.47m)
Door to the front aspect, stairs leading to the first floor landing, LVT flooring, radiator and power points.

WC- 3'8 (1.13m) x 7'11 (2.42m)
Opaque window to the front aspect, inset spotlights, tiled splash back, low flush WC, sink with pedestal and mixer tap, LVT flooring, radiator and extractor fan.

UTILITY ROOM- 8'6 (2.61m) x 6'11 (2.11m)
Window to the side aspect, inset spotlights, wall mounted gas boiler, base units with worktop, sink with drainer unit, plumbing for washing machine, space for dryer, LVT flooring, radiator and power points.

OPEN PLAN KITCHEN/DINING/LIVING AREA- 13'4 (4.09m) x 29'3 (8.92m)
Modern space over looking the garden which enjoys French doors and windows to the rear aspect, inset spotlights, a range of wall and base units, one and a half sink with drainer unit, integrated full size fridge and separate freezer, integrated dishwasher, built in eye-level double oven, electric hob with glass splash back, extractor hood, LVT flooring, radiator and power points.

LOUNGE- 12'7 (3.85m) x 13'4 (4.09m)
Cosy living room with window to the front aspect, fireplace with brick surround and mantel piece, fitted carpets, radiator, TV point and power points.

FIRST FLOOR LANDING- 3'3 (1.01m) x 11'1 (3.38m)
Fitted carpets and radiator. There is also access to the loft.

BEDROOM ONE- 13'1 (3.99m) x 11'10 (3.62m)
Window to the rear aspect over looking the gardem fitted carpets, radiator, TV point and power points.

EN-SUITE- 3'10 (1.18m) x 7'5 (2.27m)
Opaque window to the side aspect, inset spotlights, tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, fully tiled shower cubicle, tiled flooring, heated towel rail and extractor fan.

BEDROOM TWO- 13'4 (4.09m) x 11'6 (3.52m)
Window to the front aspect, fitted carpets, radiator, TV point and power points.

BEDROOM THREE- 13'1 (3.99m) x 10'8 (3.26m)
Window to the rear aspect, fitted carpets, radiator, TV point and power points.

BEDROOM FOUR- 9'5 (2.88m) x 12'4 (3.77m)
Window to the front aspect, fitted carpets, radiator, TV point and power points.

BATHROOM- 9'5 (2.88m) x 5'9 (1.77m)
Opaque window to the rear aspect, inset spotlights, tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, panelled bath with shower attachment, tiled flooring, heated towel rail and extractor fan.

GARDEN
Fantastic sized South facing garden which enjoys a large patio area to the immediate rear, lawned area, timber fencing with gated side access and gated access to the rear.

PARKING
Off street parking to the rear for two cars. There is also ample on street parking.

AGENTS NOTES
There is a log burning stove getting installed in the lounge alonside a shower in the family bathroom to the first floor.



