



28b Main Street
Beeford, YO25 8AZ

ASKING PRICE OF

£280,000

3 bedroom detached bungalow

■ **Ulliyotts** ■
EST 1891

01377 253456



Patio and Garden



Off Road
Parking



Gas Central Heating

28b Main Street, Beeford, YO25 8AZ

Forming part of this popular village within easy access of the coast, this is a superbly appointed bungalow, originally built by John Duggleby Homes, to their usual high standard. The sellers have enhanced the property further and what is now on offer, quite simply a STUNNING HOME ready for immediate occupancy with quality accommodation throughout as well as delightfully maintained gardens. NHBC warranty. No annual maintenance fee.

The interior accommodation includes contemporary features including feature electric fire within the lounge, the lounge itself being rear facing overlooking the garden, comprehensively fitted kitchen with range of appliances and en-suite to the master bedroom with walk-in shower.

In summary, this really is a quality bungalow ideal for those buyers wanting a turnkey property within a village setting which benefits from local amenities, yet being convenient for access into larger centres as well as the coast!

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.



Kitchen



Kitchen



Lounge



Lounge

Accommodation

ENTRANCE HALL

With built-in store/airing cupboard. Quality solid wood doors leading off to all rooms with polished chrome handles. Feature vinyl flooring. Radiator.

DINING KITCHEN

14' 9" x 8' 9" (4.51m x 2.67m)

Fitted with an extensive range of modern quality kitchen units, including base and wall mounted cupboards along with contrasting quartz worktops over. Integrated appliances include electric oven and hob with extractor over, integrated microwave and fridge freezer. Quality vinyl flooring and personal door leading into the garage. Radiator.

LOUNGE

14' 9" x 11' 1" (4.51m x 3.39m)

With dual aspect windows and featuring a wall mounted contemporary fireplace with electric fire in situ (with remote control). Glazed door leading out onto the rear garden. Radiator.

BEDROOM 1

10' 9" x 8' 9" (3.30m x 2.67m)

With front facing window. Radiator.

EN-SUITE SHOWER ROOM

8' 9" x 3' 3" (2.67m x 1.00m)

With walk-in shower and vanity wash basin plus WC. Heated towel rail.

BEDROOM 2

11' 7" x 11' 1" (3.54m x 3.39m)

With front facing window. Radiator.

BEDROOM 3

8' 6" x 7' 8" (2.60m x 2.36m)

Side facing window. Radiator.

SHOWER ROOM

With walk-in shower, wash basin and WC.

OUTSIDE

The property stands back from the road behind a tarmacked approach with walled front boundary. There is ample space for two vehicles to the front of the property plus integrated single garage. To the rear of the property is an enclosed area of predominantly lawned garden with attractive patio immediately to the rear of the bungalow.



Bedroom



En-Suite



Bedroom



Bathroom

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 71 square metres.

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.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band B.

This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

NOTE

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. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.



Garden



Garden



Side



Rear

WHAT'S YOURS WORTH?

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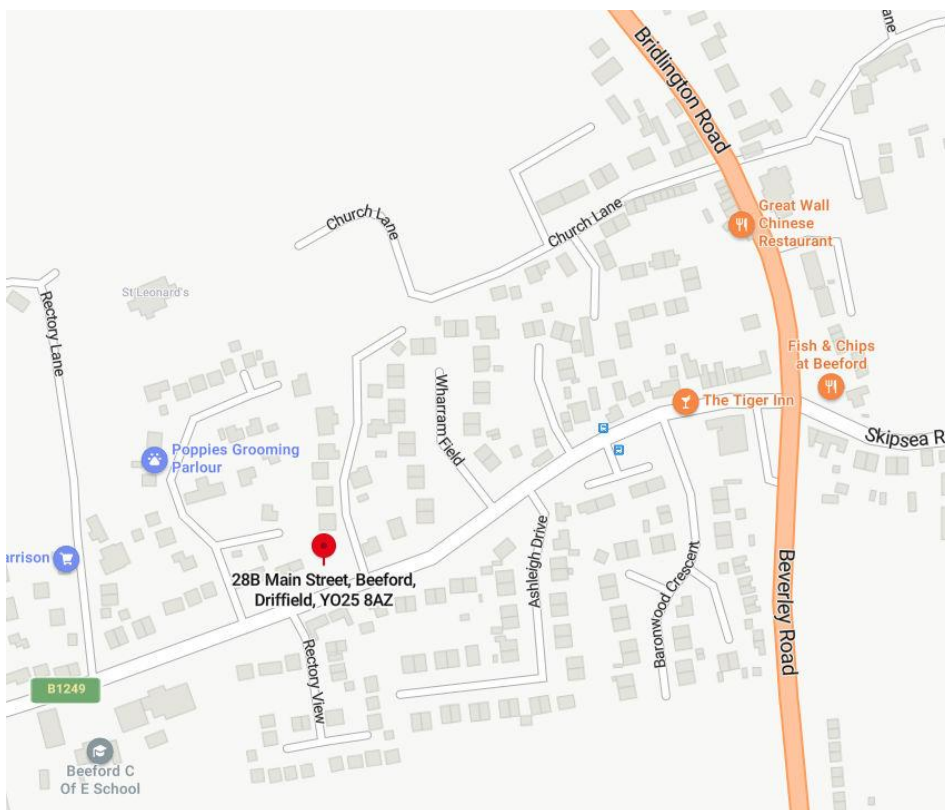
*by any local agent offering the same level of service.

VIEWING

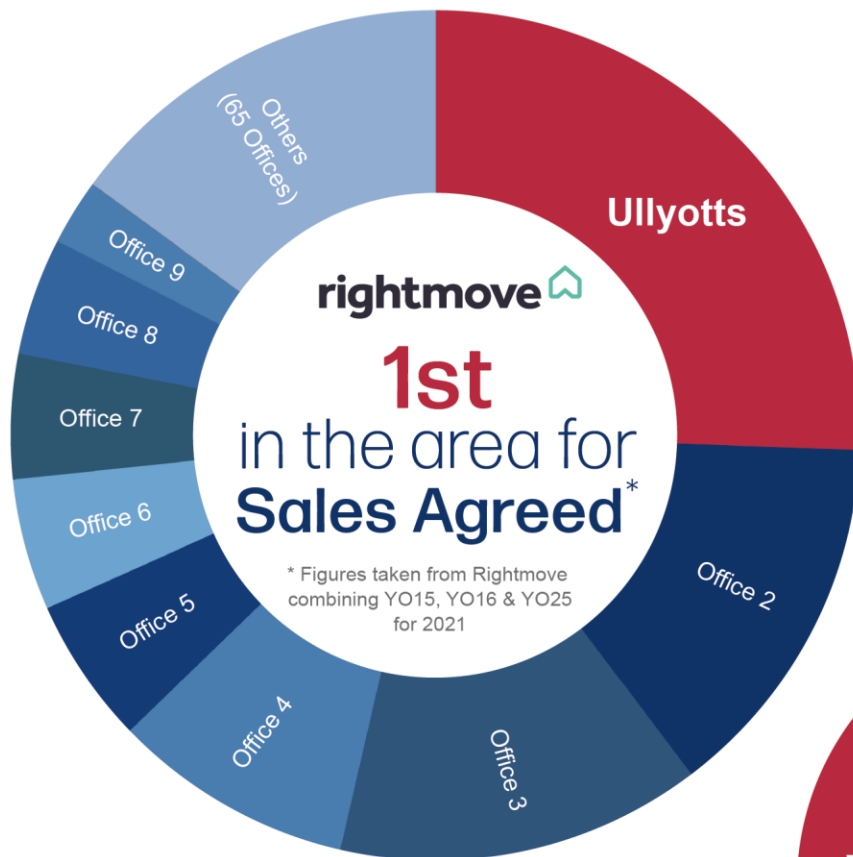
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 71 sq m



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Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



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