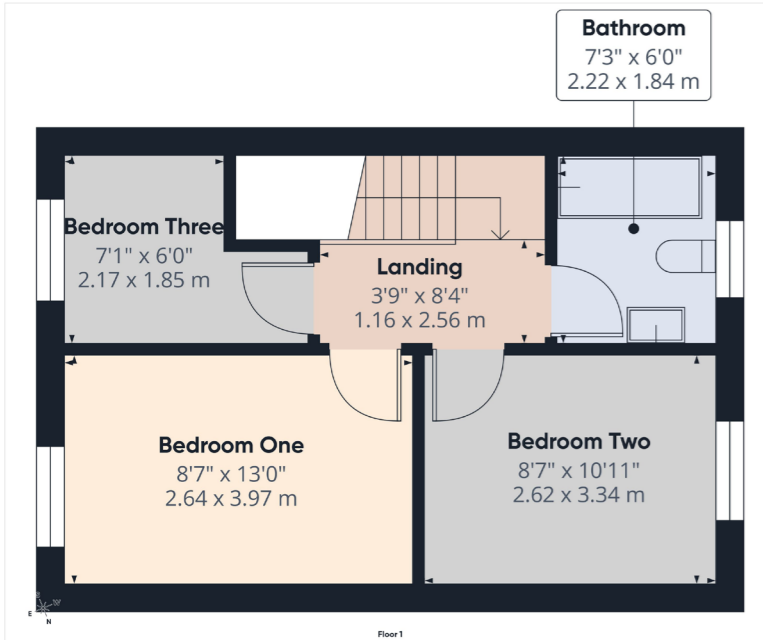


Approximate total area<sup>1</sup>  
429 sq ft  
39.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the BCS 0-1000 '30' standard. Measurements are only approximate and not to scale. This floor plan is intended for illustration only.

DIRAFPE360



Approximate total area<sup>1</sup>  
337 sq ft  
31.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the BCS 0-1000 '30' standard. Measurements are only approximate and not to scale. This floor plan is intended for illustration only.

DIRAFPE360



**Asking Price**  
**£180,000**

**3 Wren Garth,  
Beeford, YO25 8FQ**

**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 'B'.

**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.



Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>96 A</b>
81-91	<b>B</b>	<b>84 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

**Dee Atkinson & Harrison**



**THE ACCOMMODATION COMPRISES:**  
**ENTRANCE HALL - 4'3" x 11' 4" (1.31m x 3.46m)**

Door to the front aspect, stairs leading to the first floor landing, laminated flooring and radiator

**WC - 3'2" x 6'2" (0.99m x 1.88m)**

Opaque window to the front aspect, tiled splash back, low flush WC, sink with pedestal and mixer tap, tiled flooring, radiator and extractor fan.

**LOUNGE - 12'6" x 14'5" (3.83m x 4.41m)**

Spacious and light living area with window to the front aspect, fitted carpets, radiator, TV point and power points.

**OPEN PLAN KITCHEN/DINING AREA - 16'1" x 9'8" (4.92m x 2.95m)**

Open plan with French doors to the rear leading out to the garden with window to the rear aspect, inset spotlights, cupboard housing the gas boiler, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, space for fridge/freezer, integrated dishwasher, plumbing for washing machine, oven with gas hob and extractor hood, tiled flooring, radiator and power points. There is also a built in understairs storage cupboard.

**FIRST FLOOR LANDING**

Fitted carpets, radiator and power points. There is also access to the loft space.

**BEDROOM ONE - 8'7" x 13'0" (2.64m x 3.97m)**

A bright and airy primary bedroom with window to the front aspect, fitted carpets, radiator and power points

**BEDROOM TWO - 8'7" x 10'11" (2.62m x 3.34m)**

Another spacious double bedroom with window to the rear aspect, fitted carpets, radiator and power points

**BEDROOM THREE - 7'1" x 6'0" (2.17m x 1.85m)**

A single bedroom or a perfect office space with window to the aspect, fitted carpets, radiator and power points

**BATHROOM - 7'3" x 6'0" (2.22m x 1.84m)**

Window to the rear aspect, inset spot lights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, pannelled bath with over head shower and glass shower screen, tiled flooring, radiator and extractor fan.

**GARDEN**

West facing garden which is mainly laid with lawn, patio area to the immediate rear, timber storage shed, timber fencing and gated side access.

**PARKING**

One allocated parking space.

# 3 Wren Garth, Beeford, YO25 8FQ

## DESCRIPTION

A superbly built three-bedroom semi-detached home situated in the heart of a sought-after rural village location. 3 Wren Garth offers modern, spacious, and well-presented accommodation, ideal for families, first-time buyers, or professionals seeking village living with contemporary comfort. The property boasts a bright and airy living room together with a generously sized kitchen diner, perfect for both everyday living and entertaining. Conveniently located close to local amenities and reputable schools, this fantastic home combines countryside charm with practical modern living. Call to arrange your viewing today!!

The property briefly comprises:- entrance hall with stairs leading to the first floor landing, WC, living room, kitchen/dining room, two double bedrooms, one single bedroom, family bathroom, west-facing garden and parking for one car

## 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.



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