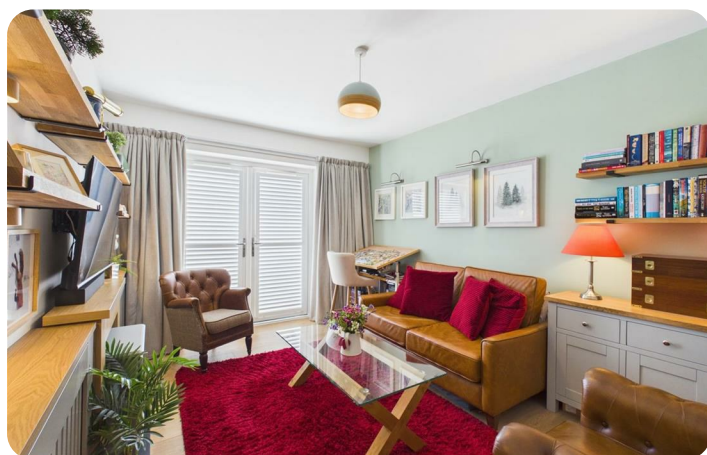




10 Sykes Close, Beeford, YO25 8FR

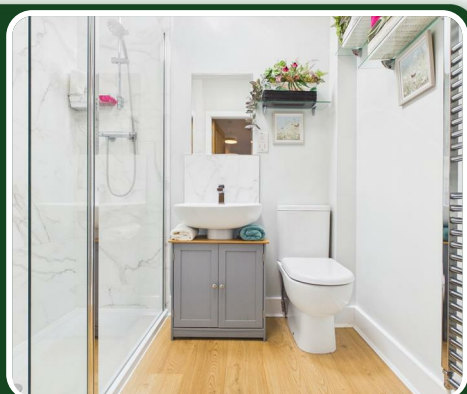
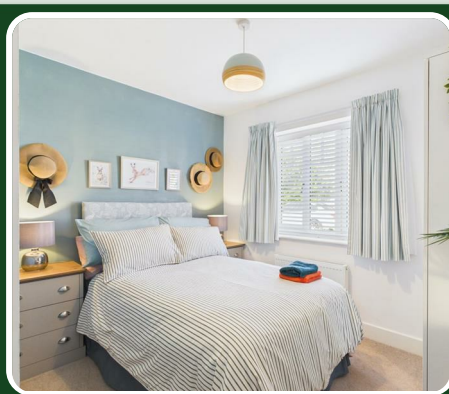
£240,000



10 Sykes Close

Beeford, YO25 8FR

£240,000



Welcome to the village of Beeford, Sykes Close presents an opportunity to acquire a modern semi-detached bungalow. Built in 2019 by the well regarded local builders, John Duggleby Homes Ltd and N P Smith (Builders) Ltd with four years left on the NHBC (National house building council) warranty.

The property boasts a lounge, kitchen/diner, two well-proportioned bedrooms and a bathroom making it ideal for small families, downsizers, and those requiring a turn key property. The bungalow is designed with a contemporary layout, ensuring that it is both functional and inviting.

The garden is a stand out feature offering a thoughtfully designed space. A particular feature is the large garden room, providing a versatile additional space that could be used as a home office, gym, studio or entertaining area, making it an ideal extension of the living accommodation. Situated in a cul-de-sac location in 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. The location offers direct road access to coastal locations and a good commuting route for Bridlington and Beverley.

The property also comes with no onward chain, allowing for a smooth and hassle-free transition for the new owners. It is truly walk-in ready, meaning you can settle in without the need for immediate renovations or updates.

Entrance:

Composite door into spacious inner hall, central heating radiator.

Lounge:

13'4" x 10'1" (4.08m x 3.08m)

A rear facing room, central heating radiator and upvc double glazed French doors onto the rear garden.

Kitchen/diner:

13'5" x 9'1" (4.09m x 2.79m)

Fitted with a range of modern base and wall units, composite sink unit, electric oven, induction hob with stainless steel extractor over. Space for four seater table, upvc double glazed window and central heating radiator.

Utility:

6'2" x 5'2" (1.90m x 1.58m)

Fitted with modern base units, gas combi boiler, plumbing for washing machine, space for fridge/freezer, extractor, upvc double glazed window and central heating radiator.

Bedroom:

12'3" x 9'5" (3.75m x 2.89m)

A front facing double room, upvc double glazed window and central heating radiator.

Bedroom:

10'0" x 8'4" (3.05m x 2.55m)

A front facing double room, upvc double glazed window and central heating radiator.

Bathroom:

6'6" x 5'6" (1.99m x 1.69m)

Comprises modern suite, walk in shower with plumbed shower, wc and wash hand basin. Part wall tiled, shaver socket, extractor and chrome ladder radiator.

Exterior:

To the front of the property is a open plan garden featuring artificial lawn and raised planted borders.

To the side of the property is a private driveway, alongside a dedicated bin store and gated access leading to the rear garden.

Garden:

To the rear of the property is a private, west-facing garden, thoughtfully landscaped with gravel leading to an artificial lawn and complemented by hedged borders. Raised planted borders and flower beds provide an abundance of greenery, while an archway leads through to a separate gravel seating area.

The garden further benefits from a timber-built shed, external power points and water point.

A particular feature is the large, purpose-built garden room, complete with power and lighting, recessed spotlights, electric radiator and upvc double glazed French doors, making it a versatile and comfortable space for year-round use.

Notes:

Council tax band: B

Four years left on NHBC (National house building council)

Property is sold with no onward chain

Private road, £40 is paid per month to maintenance company (RPMS) for road and lighting maintenance.

Boiler has 3 years left on the warranty

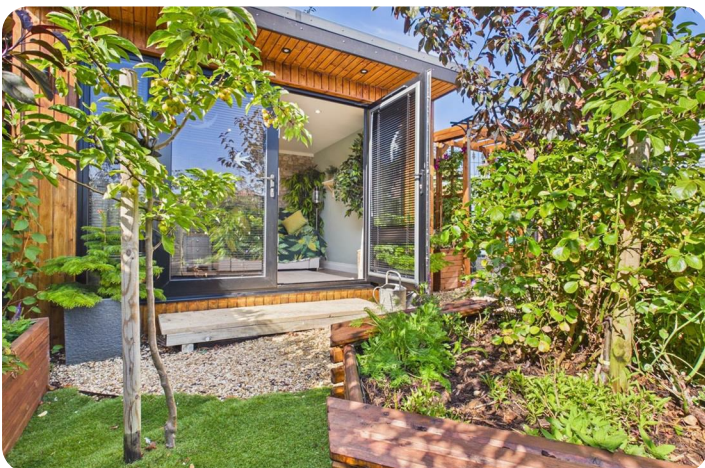
High Performance glazing through out.

Purchase Procedure:

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



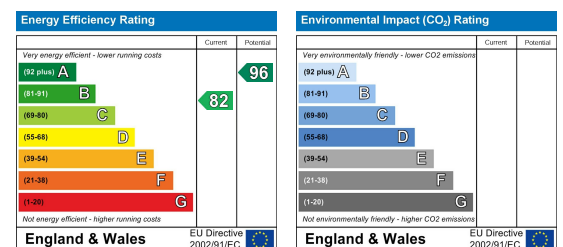
Floor Plan



Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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