



Rectory View, Beeford, Driffield, YO25 8GB

- Detached House
- Large Open Plan Kitchen/Diner
- Utility Room & Downstairs W/C
- Open Field Views
- Highly Desirable Village Location
- Four Bedrooms
- Kitchen With A Range Of Integrated Appliances
- Beautifully Presented Throughout
- Generous Rear Garden
- Planning Permission For The Conversion Of The Garage Into A Living Accommodation

Asking Price £325,000



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DESCRIPTION

Situated within the highly desirable and peaceful Rectory View, Beeford, this attractive family home offers the perfect blend of modern living, village charm and countryside surroundings. Beautifully maintained by the current owner and presented in true move-in ready condition, this property is ideal for growing families or those seeking a spacious home.

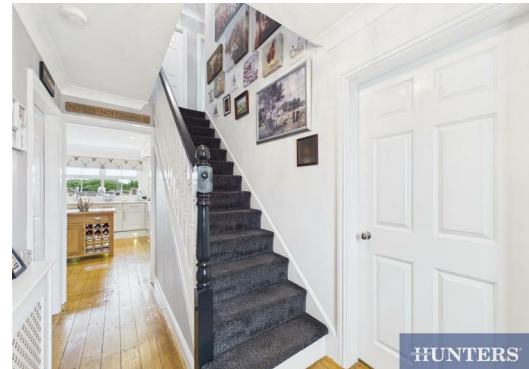
From the moment you arrive, the property boasts excellent curb appeal, with off-road parking to the front and the added benefit of an integral garage.

Stepping inside, you are welcomed by a bright and inviting entrance hall which leads through to the heart of the home – a stunning open-plan kitchen, dining and living space designed with modern family life in mind. The stylish shaker-style kitchen features a range of integrated appliances and generous worktop space. A breakfast bar provides the perfect spot for casual dining, while there is ample room for a dining table or additional seating area.

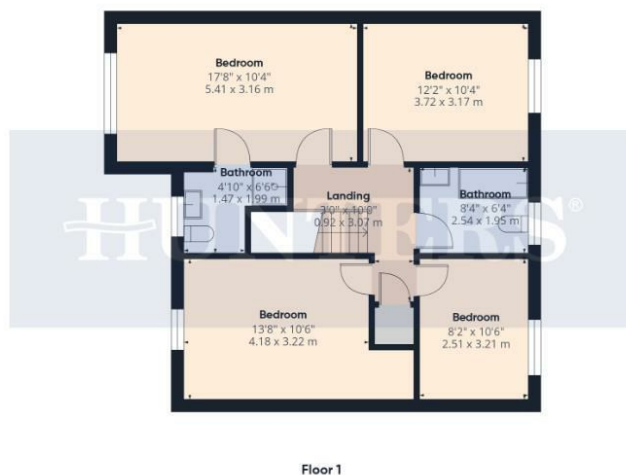
Flowing seamlessly from the kitchen is the spacious lounge, creating a wonderful social hub for the home. A feature fireplace and attractive bay window add warmth and character, making this an ideal space for both entertaining guests and relaxing with family. The ground floor accommodation is further enhanced by a practical utility room with space for appliances and a convenient downstairs WC.

To the first floor, there are four well-proportioned bedrooms, offering flexibility for family living, guests or home working. The main bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom fitted with a three-piece suite including a bath with shower over. Two of the rear bedrooms enjoy open views across the fields behind.

Outside, the enclosed rear garden has been lovingly maintained and provides a wonderful outdoor retreat. Featuring a patio area with sheltered seating, a well-kept lawn and an enviable position backing onto open fields. Schedule a viewing today!







Viewings

Please contact bridlington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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Approximate total area⁽¹⁾
 1453 ft²
 135 m²

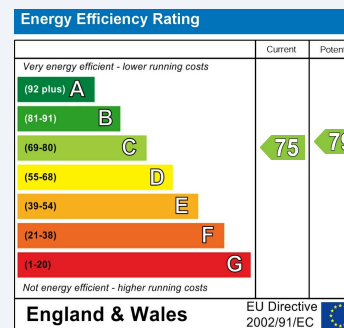
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.