



1 Church Lane
Beeford
YO25 8AP

ASKING PRICE OF

£225,000

3 Bedroom End Terraced House



Garden



3



2



1



Garage & Off
Road Parking



Gas Central Heating

1 Church Lane, Beeford, YO25 8AP

A property, which we are advised, has never been offered for sale so certainly can be described as "RARELY AVAILABLE".

This is a double fronted cottage in a quiet part of the village of Beeford. The village itself is well served by local facilities and also provides good access to the wider area such as the coast and the larger towns of Beverley and Driffield.

The accommodation on offer is delightfully maintained and includes a front facing lounge, dining style kitchen, the kitchen area benefitting from a range of integrated appliances, ground floor utility room and WC plus rear conservatory. The first floor has three bed rooms plus house bathroom.

The property provides off-street parking and single garage. To the rear of the property is a large paved patio and this gives way to an area of predominantly lawned garden.

In summary, this is a quite delightful home offered to the market at a realistic price and AN EARLY INSPECTION IS THOROUGHLY RECOMMENDED!

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.



Lounge



Dining Kitchen



Dining Kitchen



Dining Kitchen

Accommodation

FRONT ENTRANCE

Into:

DINING KITCHEN

21' 9" x 9' 10" (6.65m x 3.02m)

With wood effect flooring and quarter-turn staircase leading off to the first floor. Beamed ceiling. Front and side window plus radiator.

This room gives way to the kitchen area which again has a beamed ceiling and being fitted with a range of base and drawer units with worktops and wall mounted cupboards to match. Integrated wine rack and integrated appliances including oven and grill plus electric hob and extractor over. One and a half bowl sink plus space and plumbing for a dishwasher. Ceramic tiled floor.

LOUNGE

15' 6" x 11' 8" (4.73m x 3.58m)

With front facing window and beamed ceiling and feature fire surround housing a gas living flame fire. Wall light points. Radiator.

UTILITY ROOM

8' 0" x 5' 10" (2.46m x 1.78m) [accessed from the kitchen] with ceramic tiled floor and fitted worktop with washing machine

and dryer beneath.

Door leading into the conservatory and access in to:

CLOAKROOM/WC

5' 6" x 2' 10" (1.69m x 0.88m)

With corner vanity wash hand basin and low level WC. Wall hung boiler. Radiator.

CONSERVATORY

10' 11" x 10' 9" (3.33m x 3.29m)

With views across the garden and patio plus double French doors leading to the exterior. Wood effect flooring. Radiator.

FIRST FLOOR LANDING

9' 2" x 2' 10" (2.80m x 0.87m)

BEDROOM 1

13' 0" x 11' 9" (3.97m x 3.59m)

With front facing window, built in wardrobe and overhead cupboard with dresser area. Full range of built-in wardrobes on adjacent wall. Radiator.

BEDROOM 2

12' 11" x 8' 5" (3.95m x 2.59m)

With rear facing window and built in wardrobes. Radiator.



Conservatory



Bedroom 1



Bedroom 2



Bedroom 3

BEDROOM 3

12' 11" x 8' 5" (3.95m x 2.59m)

With front facing window and built-in wardrobe to alcove. Radiator.

BATHROOM

9' 9" x 5' 1" (2.98m x 1.55m)

With suite comprising panelled bath, vanity wash hand basin and low level WC plus separate shower enclosure with glass screen. Chrome heated towel radiator.

OUTSIDE

The property is built flush to the pavement. There is a block paved side drive that leads to a single garage. To the rear of the property is a large paved patio and this gives way to a further expanse of lawn bordered by mature hedging and trees.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

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 A.

ENERGY PERFORMANCE CERTIFICATE

Rating (awaiting assessment).

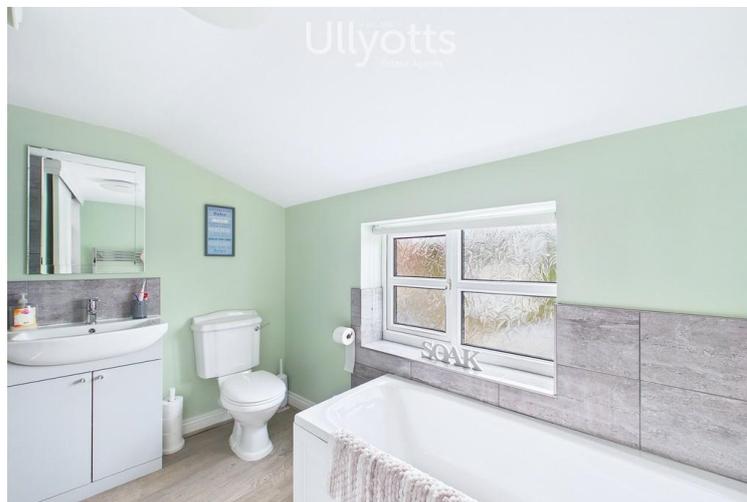
NOTE

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



Bathroom



Garden



Rear Elevation



Rear Elevation

regulation was adhered to as this information is seldom available to the agent.

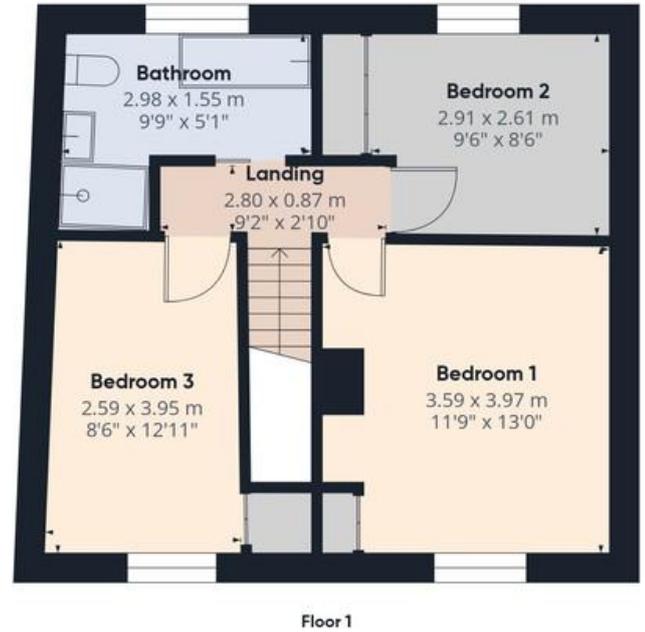
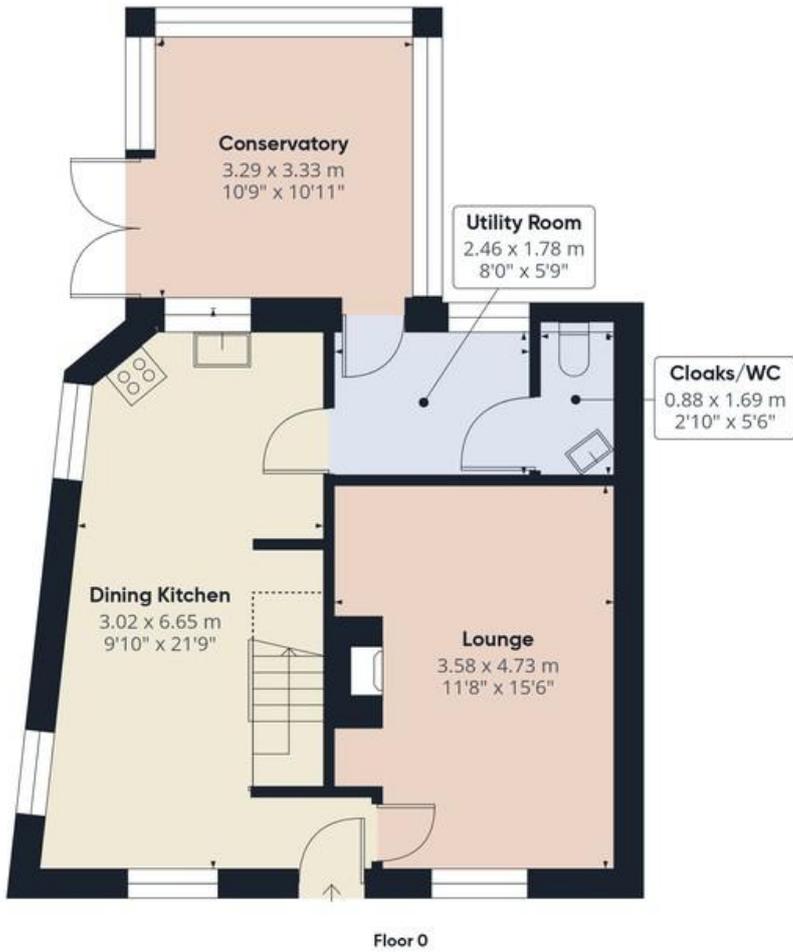
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

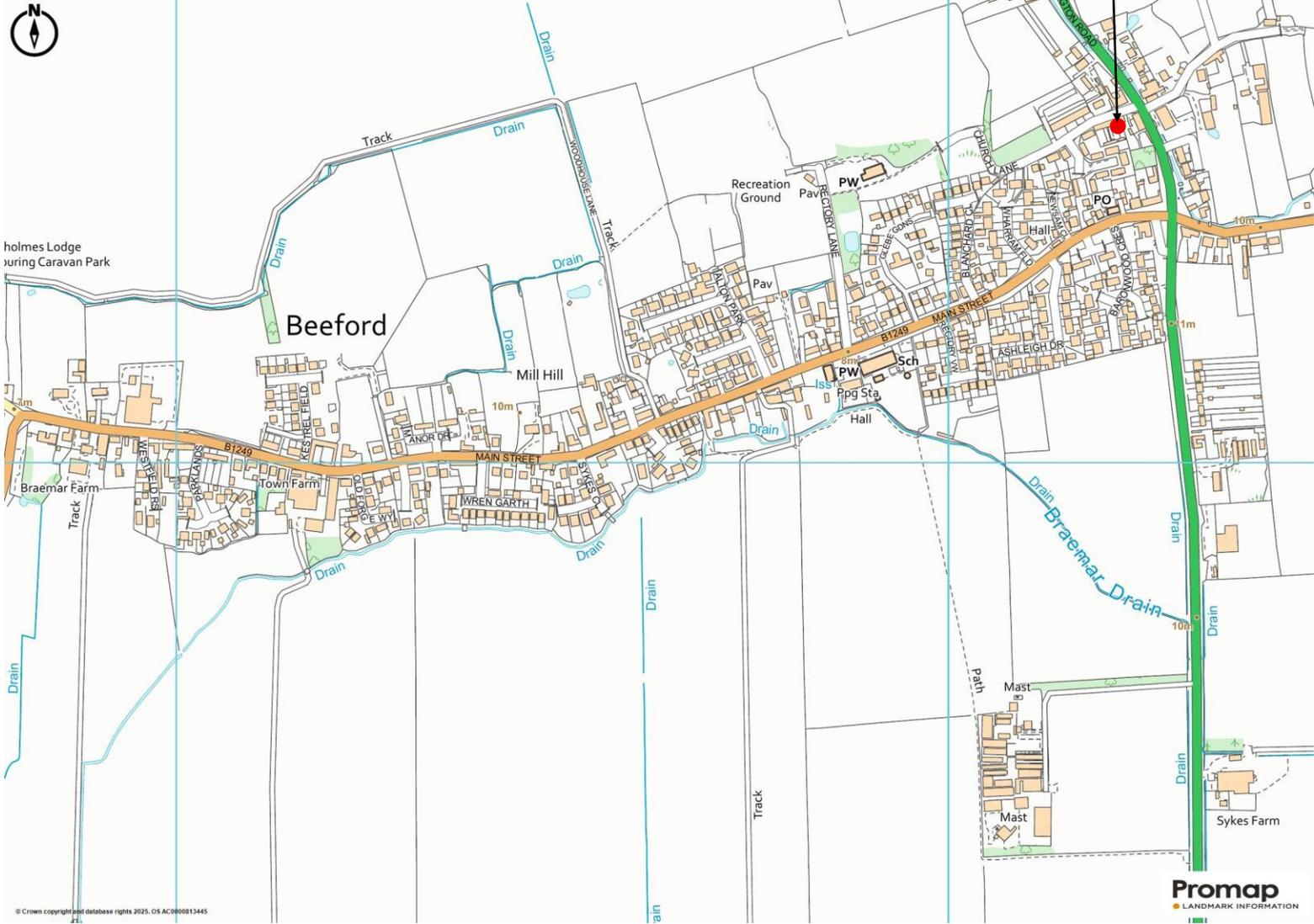
Regulated by RICS

The digitally calculated floor area is 95 sq m (1,028 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





1 Church Lane



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