



20 Main Street
Beeford
YO25 8AS

OFFERS OVER

£260,000

3 Bedroom Detached House



Garden



3



2



1



On Road
Parking



Gas Central Heating

20 Main Street, Beeford, YO25 8AS

A charming double fronted detached home set in the heart of Beeford village, this property offers an impressive amount of versatile living space perfect for modern family life. The ground floor features a welcoming lounge- diner, a well- appointed kitchen, an additional sitting room currently used as a home office, a useful utility room and a convenient downstairs WC. Upstairs, three generous double bedrooms and a stylish family bathroom provide comfortable accommodation. Outside, the delightful rear garden boasts a lawn and a decked area ideal for relaxing, along with a summer house, shed and brick stores, creating a wonderful outdoor retreat.

Beeford is a well- connected East Yorkshire village set between Bridlington, Driffield, Beverley and Hornsea along the A165, known for its strong and welcoming community spirit. The village offers an excellent range of everyday amenities, including a respected primary school, friendly pubs and eateries, a local church, veterinary surgery and doctors' practice, all contributing to a vibrant and supportive rural

lifestyle. Its appealing location and community feel mean that homes in Beeford are proudly represented by both our Bridlington and Driffield offices.

The closest town to Beeford is Driffield, often called the Capital of the Wolds and is a thriving market town offering an appealing blend of rural charm and modern convenience. Its bustling high street is home to independent shops, cafés and traditional pubs, while the popular weekly market and annual agricultural show highlight the town's strong community spirit. With supermarkets, well- regarded schools, leisure facilities and excellent transport links, Driffield provides everything needed for day- to- day living, making it an attractive hub for those settling in the surrounding villages.



Lounge



Sitting Room



Kitchen



Utility

Accommodation

ENTRANCE HALL

18' 6" x 2' 10" (5.64m x 0.88m)

The property welcomes you through a uPVC door into a spacious L-shaped entrance hall, finished with tiled flooring and classic tongue-and-groove panelling that adds real character. A radiator provides warmth, while a useful under-stairs cupboard offers excellent storage. A glazed uPVC side door brings in additional light and gives easy access outdoors. From here, stairs rise to the first-floor landing and doors lead to all ground-floor rooms.

LOUNGE/DINING AREA

19' 10" x 11' 4" (6.06m x 3.46m)

The lounge is a cosy and inviting space, enhanced by a south facing bay window to the front that fills the room with natural light. Warm oak style flooring and a radiator create a comfortable atmosphere, while the impressive multifuel burner, set on a slate-tiled hearth with a feature beam above, adds a striking focal point. Coving provides a touch of elegance, and the room opens seamlessly into the dining area, making it perfect for both relaxing and entertaining.

The dining area is a bright and welcoming space, featuring coving, a radiator and plenty of room for a family dining table. Double doors open through to the versatile sitting room, creating an easy flow between the two areas.

SITTING ROOM

18' 1" x 11' 8" (5.53m x 3.56m)

The sitting room at the rear of the property is a versatile space, currently arranged by the owners as both a home office and a comfortable seating area. It features wood-effect vinyl flooring, coving and two radiators, creating a warm and flexible environment suited to a range of uses. French doors frame a lovely view of the garden and provide direct access outside, making this an ideal spot for work, relaxation or family time.

KITCHEN

11' 10" x 11' 10" (3.63m x 3.61m)

The kitchen is a bright and practical space, fitted with a good range of wall, base and display units topped with work surfaces and complemented by a tiled splashback and grey wood-effect vinyl flooring. Integrated appliances include an electric oven and gas hob, with the gas central-heating boiler neatly housed, plus ample space for a fridge-freezer. A sink and drainer with mixer tap sits beneath, a front-facing window, and plenty of room for a dining table, making this a welcoming area for everyday cooking and casual family meals.

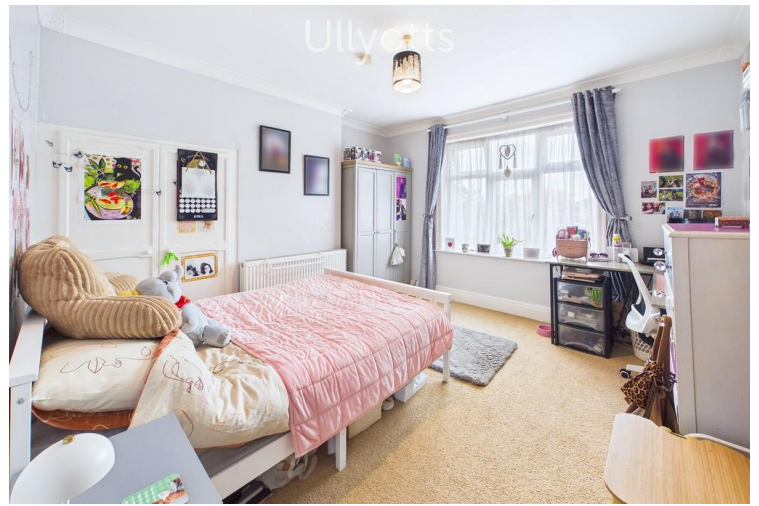
UTILITY ROOM

8' 4" x 6' 2" (2.55m x 1.89m)

The utility room is a highly practical space, fitted with a range of wall and base units topped with a work surface and complemented by a tiled splashback and wood-effect vinyl



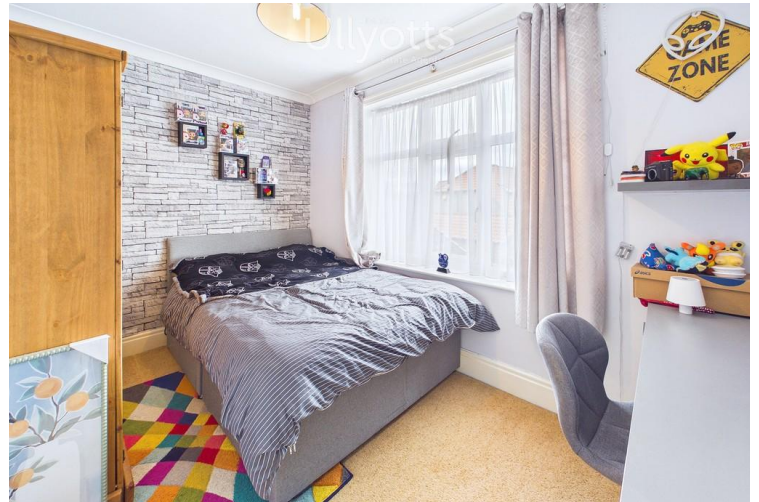
Landing



Bedroom 1



Bedroom 2



Bedroom 3

flooring. It includes a stainless- steel sink and drainer, along with under- counter space and plumbing for both a washing machine and dryer. A side- facing window brings in natural light, and a door leads through to the WC.

WC

6' 2" x 2' 11" (1.88m x 0.90m)

The downstairs WC features a rear- facing window for natural light and ventilation, a radiator, a WC and a corner wash hand basin.

FIRST FLOOR LANDING

8' 0" x 7' 8" (2.46m x 2.36m)

The landing benefits from a window to the rear elevation, coving a loft hatch and doors to all rooms.

BEDROOM 1

14' 0" x 9' 10" (4.28m x 3.01m)

The master bedroom is a generous and inviting space, featuring a front- facing window that brings in plenty of natural light. Coving adds a touch of elegance, while a radiator ensures year- round comfort.

BEDROOM 2

11' 11" x 10' 11" (3.64m x 3.34m)

The second bedroom is another excellent double, featuring a front- facing window, coving, a radiator and a useful fitted wardrobe storage.

BEDROOM 3

11' 4" x 7' 9" (3.47m x 2.37m)

The third bedroom is a comfortable double room, enjoying a rear- facing window that overlooks the garden and brings in plenty of natural light. Finished with coving and a radiator, it offers a peaceful setting ideal for a guest room, child's bedroom or hobby space.

BATHROOM

6' 11" x 5' 8" (2.11m x 1.75m)

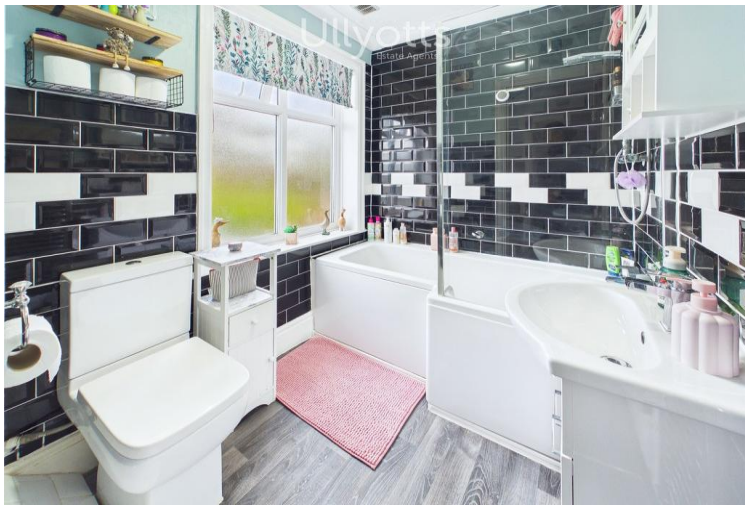
The bathroom is a modern, well- appointed space featuring partially tiled walls, wood- effect vinyl flooring and coving for a clean, contemporary finish. It includes a P- shaped bath with a glass screen and double- head thermostatic shower, a vanity wash hand basin, WC and a heated towel ladder. A rear- facing window provides natural light and ventilation, complemented by an extractor fan, creating a bright and practical family bathroom.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.



Bathroom



Decking Area



Garden



Rear Elevation

OUTSIDE

To the front, the property sits behind a shallow walled frontage with wrought-iron gated access and a side timber gate leading to the rear garden. To the rear, the generous garden features a large lawn, patio area and a raised decked terrace-an ideal spot for seating and sunbathing. There is also a bespoke timber summerhouse, a garden shed and two brick outhouses, one currently used as a coal store and the other as a powered storage space. A vegetable plot adds further appeal, and the garden itself is wonderfully private, partially walled and enclosed with secure boundaries.

Additional benefits include outside lighting and an outdoor tap, making the space both practical and inviting for year-round enjoyment.

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.

ENERGY PERFORMANCE CERTIFICATE - RATED D

COUNCIL TAX BAND - C

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.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 115 sq m (1,238 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area^m
113.7 m²
1224 ft²

(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.

GIRAFFE360



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