



21 Main Street  
Beeford  
YO25 8AY

ASKING PRICE OF

**£215,000**

**3 Bedroom Semi detached House**



Kitchen



3



2



1



On Road  
Parking



Gas Central Heating

## 21 Main Street, Beeford, YO25 8AY

Hugely deceptive from its rather modest façade, this is a surprisingly spacious, extended cottage property that provides a wealth of accommodation, ideally suited to many different buyers. The property is located at the heart of the popular village of Beeford, within convenient access of the local school and also other facilities towards Bridlington Road.

The accommodation on offer is versatile and includes up to 3 reception rooms, lounge, dining room and dayroom plus character kitchen and utility. The first floor provides three double bedrooms along with house bathroom.

To the rear of the property is an enclosed area of garden, this being of a good proportion and also including a large purpose-built workshop/store.

Buyers looking for something a little more characterful than a modern home are thoroughly advised to look no further as viewing of this property is unlikely to disappoint.

### 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 Room



Kitchen



Day Room

## Accommodation

### ENTRANCE HALL

With wood effect flooring and radiator plus stained timber skirting board, architraves and internal doors, some having glass inserts.

### CLOAKROOM WC

With low level WC and wash basin. Radiator.

### LOUNGE/SNUG

12' 11" x 8' 10" (3.95m x 2.71m)

With wood effect flooring and mock fireplace plus radiator. 'Hidden' internal doors leading into the utility room.

### KITCHEN

11' 10" x 12' 7" (3.62m x 3.86m)

With contemporary range of fitted kitchen units finished with panelled doors and a chrome handles. Woodblock worktop and peninsular style area incorporating a ceramic sink and cupboards beneath. Built in electric oven plus electric hob and extractor over. Brickwork faced chimney breast and wood effect flooring. Front facing window. Space and plumbing for a dishwasher. Radiator.

### DINING ROOM

13' 2" x 11' 9" (4.03m x 3.6m)

With wood effect flooring and staircase leading off to the first floor. Dedicated dining space with built in seating. Brickwork feature to the wall and being open plan into:

### DAY ROOM

12' 6" x 11' 2" (3.82m x 3.42m)

With dual French doors out onto the rear garden and for further windows making this an exceptionally light room. Wood effect flooring.

### UTILITY

8' 10" x 6' 11" (2.7m x 2.11m)

With stainless steel sink and base cupboard beneath, larder style cupboard plus provision for a fridge freezer. Tile effect flooring and door to the exterior.

### FIRST FLOOR

### LANDING

### BEDROOM 1

12' 7" x 11' 11" (3.85m x 3.64m)

With front facing window and radiator



Dining Room



Utility Room



Bedroom



Bedroom

**BEDROOM 2**

11' 5" x 10' 5" (3.5m x 3.18m)

With semi sloped ceiling and radiator.

**BEDROOM 3**

12' 7" x 8' 11" (3.86m x 2.73m)

Front facing window and radiator.

**BATHROOM**

10' 2" x 8' 10" (3.12m x 2.71m)

With free standing bath having claw feet, low level WC and wash basin. Ornamental radiator and towel rail partially panelled walls plus shower enclosure with mains mixer shower.

**OUTSIDE**

The property is built flush to the pavement. There is no offstreet parking.

To the rear of the property is an extensive area of garden, this features a paved patio immediately to the rear of the house. Large wooden raised beds act as a divide into a further area of garden which is predominantly lawned whilst also having planted borders. there is a large purpose-built timber workshop/store along the rear boundary.

**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.

**COUNCIL TAX BAND**

Band

**ENERGY PERFORMANCE CERTIFICATE**

Rating C

**SERVICES**

All mains services are available at the property.

**NOTE**

Heating systems and other services have not been checked.

All measurements are provided for guidance only.



Bathroom



Bathroom



Bedroom



Rear Patio

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

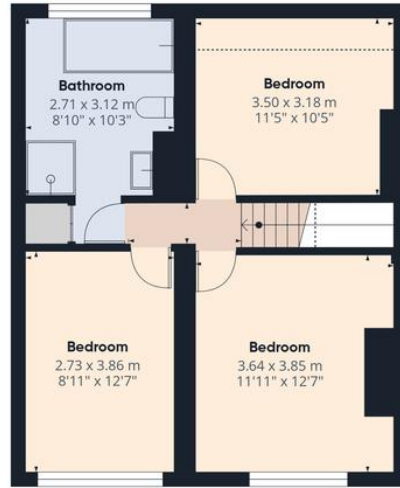
Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 109 sq m. This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1

**Approximate total area<sup>m</sup>**

108.8 m<sup>2</sup>  
1170 ft<sup>2</sup>

**Reduced headroom**

2.6 m<sup>2</sup>  
28 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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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