



Ulllyotts
Chartered Surveyors

**23 Parklands
Beeford
YO25 8EY**

Panoramic open views to rear
Block paved cul-de-sac setting
Three double bedrooms

Delightful front facing lounge
Generous off-street parking
Rear garden

**Asking Price Of:
£179,950**



01377 253456

www.ullyotts.co.uk

sales@ullyotts.co.uk

■ Ulllyotts ■



Estate Agents

Market leaders in the area.



Property letting and management

Five star service.



Auctions

Online property auctions



Insurance Brokers

Ulllyotts (Insurance) Limited specialising in personal and commercial insurance.

Authorised and Regulated by the Financial Conduct Authority.



WHAT'S YOURS WORTH?

NEVER BEATEN ON FEES.

www.ullyotts.co.uk

DRIFFIELD
Tel. 01377 253456

BRIDLINGTON
Tel. 01262 401401

PROPERTY PROFESSIONALS SINCE 1891

23 Parklands

Beeford

YO25 8EY



A larger style semi-detached house located in a delightful cul-de-sac development having the particular feature of open views across countryside to the rear. The accommodation includes spacious lounge plus breakfast kitchen and conservatory which has been enhanced by the addition of a solid roof.

On the first floor are three good size bedrooms, all of which capable of taking a double bed, plus house bathroom.

There is plenty of off-street parking by way of a side drive which leads to a single garage, part of which has been converted into living space in itself.

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.

ENTRANCE HALL

With fitted laminate flooring and coving to ceiling. Staircase leading off. Radiator.

CLOAKROOM/WC

With suite comprising WC and wash basin.

LOUNGE

13' 6" x 14' 11" (4.12m x 4.55m)

With feature fireplace having provision for electric fire (brackets in situ). Front facing window, double panelled radiator, coved ceiling and understairs storage cupboard. Fitted laminate flooring.



BREAKFAST KITCHEN

16' 8" x 10' 0" (5.09m x 3.06m)

Fitted with a range of modern style kitchen units, painted Shaker doors including base and wall mounted cupboards, circular stainless steel sink with single drainer.

Stainless steel oven and grill plus four-ring hob having an extractor over. Fitted laminate flooring, radiator.





Double doors into:

CONSERVATORY

11' 8" x 8' 5" (3.56m x 2.57m)

With delightful views and open countryside.

Tile effect laminate flooring.

LANDING

BEDROOM 1

13' 4" x 10' 2" (4.07m x 3.1m)

A rear facing room with delightful views across open countryside and views of the garden.

Fitted laminate flooring. Radiator.



BEDROOM 2

10' 2" x 11' 9" (3.1m x 3.59m)

Front facing, with views onto the cul-de-sac.

Radiator.



BEDROOM 3

10' 7" x 6' 1" (3.24m x 1.87m)

Views across open countryside,. Radiator and laminate flooring.



BATHROOM

With suite comprising panelled bath having a shower over with multi-jet system. Pedestal wash basin and low level WC. Radiator. Half tiled walls with full tiling around the shower area.

OUTSIDE

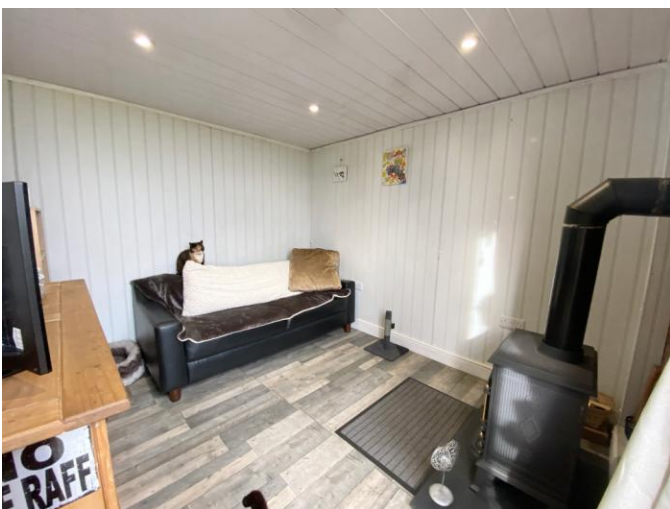
The property stands in a delightful cul-de-sac which is block paved. There is a gravelled drive which provides off-street parking and leads to a single garage.

To the rear is an enclosed area of garden which features a lawned area plus secluded paved patio to the rear of the garage.



GARAGE

Being part-converted into a residential area to the rear and having the up and over door to the front.



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

East Riding of Yorkshire Council shows that the property is banded in council tax band B.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band D.

This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

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.

Floor plans are for illustrative purposes only.

WHAT'S YOURS WORTH?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

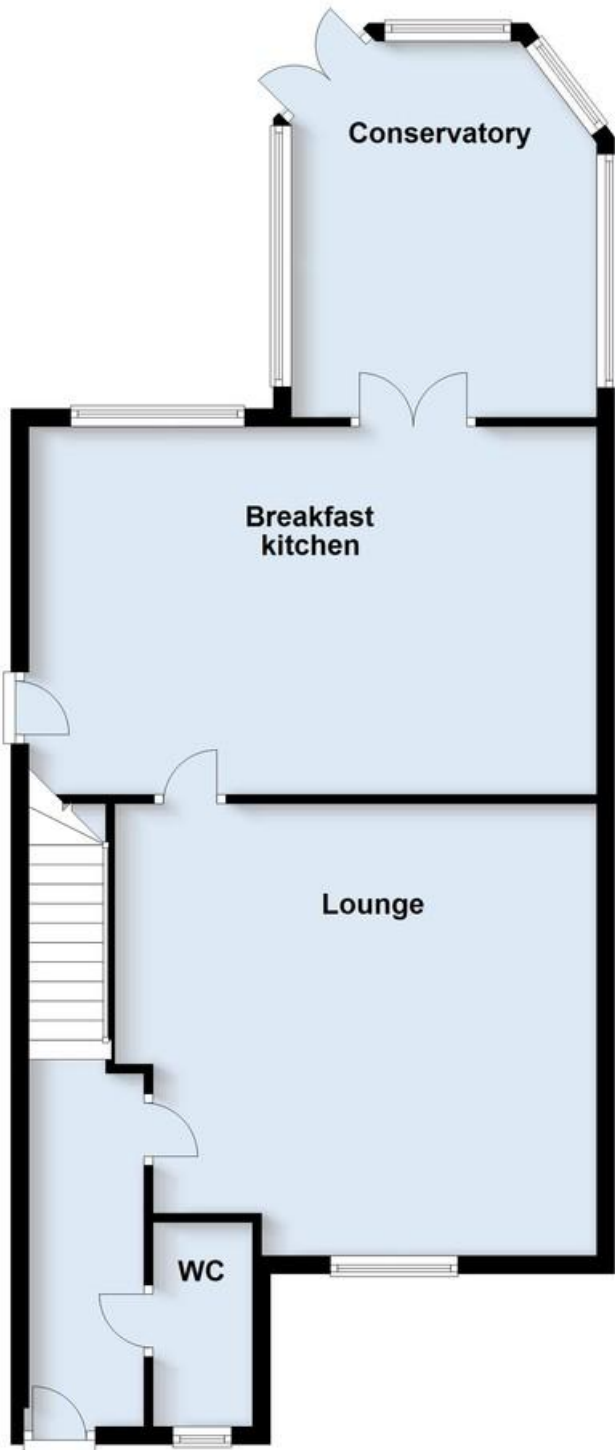
*by any local agent offering the same level of service.

VIEWING

Strictly by appointment (01377) 253456 or sales@ullyotts.co.uk

Regulated by RICS

Ground Floor



First Floor

