



**Ulllyotts**  
Chartered Surveyors

**2 Ashleigh Drive  
Beeford  
YO25 8AU**

**Established detached  
bungalow**

**Delightful private gardens  
Generously proportioned**

**Three bedrooms**

**Two reception rooms**

**Off-street parking and garage**

**Asking Price Of:  
£285,000**



01377 253456

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PROPERTY PROFESSIONALS SINCE 1891

# 2 Ashleigh Drive

**Beeford**  
**YO25 8AU**



A fabulous, spacious bungalow set on a good sized plot with extensive gardens in addition to the range of accommodation which includes no less than three bedrooms and two reception rooms. It is rare to find a bungalow offering such extensive accommodation and buyers who feel the need to scale down without sacrificing too much accommodation are invited to view! There is substantial off-street parking and a single garage.

The focal point of the property is probably the delightful, extensive gardens surrounding it which are a true joy and give the property privacy as well as the feel of being in a rural environment, yet conveniently situated for access to village amenities.

## 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 initial access via a porch, the entrance hall leads to principal rooms.

## KITCHEN

9' 9" x 9' 8" (2.98m x 2.96m)

Well fitted with a range of traditionally styled kitchen units including base and wall cupboards with worktops and wall mounted cupboards to match plus inset one and a half bowl sink and mixer tap, electric hob with pull-out extractor and electric oven. Further door leading to the rear porch and door to dining room.



## LOUNGE

23' 5" x 12' 4" (7.14m x 3.77m)

Overlooking the front garden onto Main Street, this is a light and airy room with French doors and featuring corner fireplace having an electric fire in situ (chimney is currently blocked off but could possibly be re-instated if required). Radiator. Ceiling coving.

## DINING ROOM

18' 3" x 9' 9" (5.57m x 2.98m)

With side aspect plus patio doors leading into the conservatory. Radiator, coving to ceiling.

## CONSERVATORY

With views onto the garden plus radiator.



### **BEDROOM 1**

12' 0" x 10' 7" (3.67m x 3.25m)

Extensively fitted with a range of wardrobes having a central dresser area, radiator and ceiling coving.



### **BEDROOM 3**

9' 10" x 8' 9" (3m x 2.69m)

Radiator.



### **BEDROOM 2**

10' 7" x 9' 8" (3.25m x 2.97m)

Radiator.



### **BATHROOM**

With suite comprising low-level WC, corner shower and pedestal wash basin.

### **OUTSIDE**

The bungalow is surrounded by generously proportioned, established gardens to all sides. The main boundary being a hedge which provides excellent privacy. There is off-street parking via a block paved drive and this leads to a single garage. There is also a useful timber summerhouse and shed.



## 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.

## WHAT'S YOURS WORTH?

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

## VIEWING

Strictly by appointment (01377) 253456

Regulated by RICS

## CENTRAL HEATING

The property benefits from an oil fired central heating to radiators. The boiler also provides domestic hot water.

## DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

## TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

## SERVICES

Mains water, electricity, telephone and drainage.

## COUNCIL TAX BAND

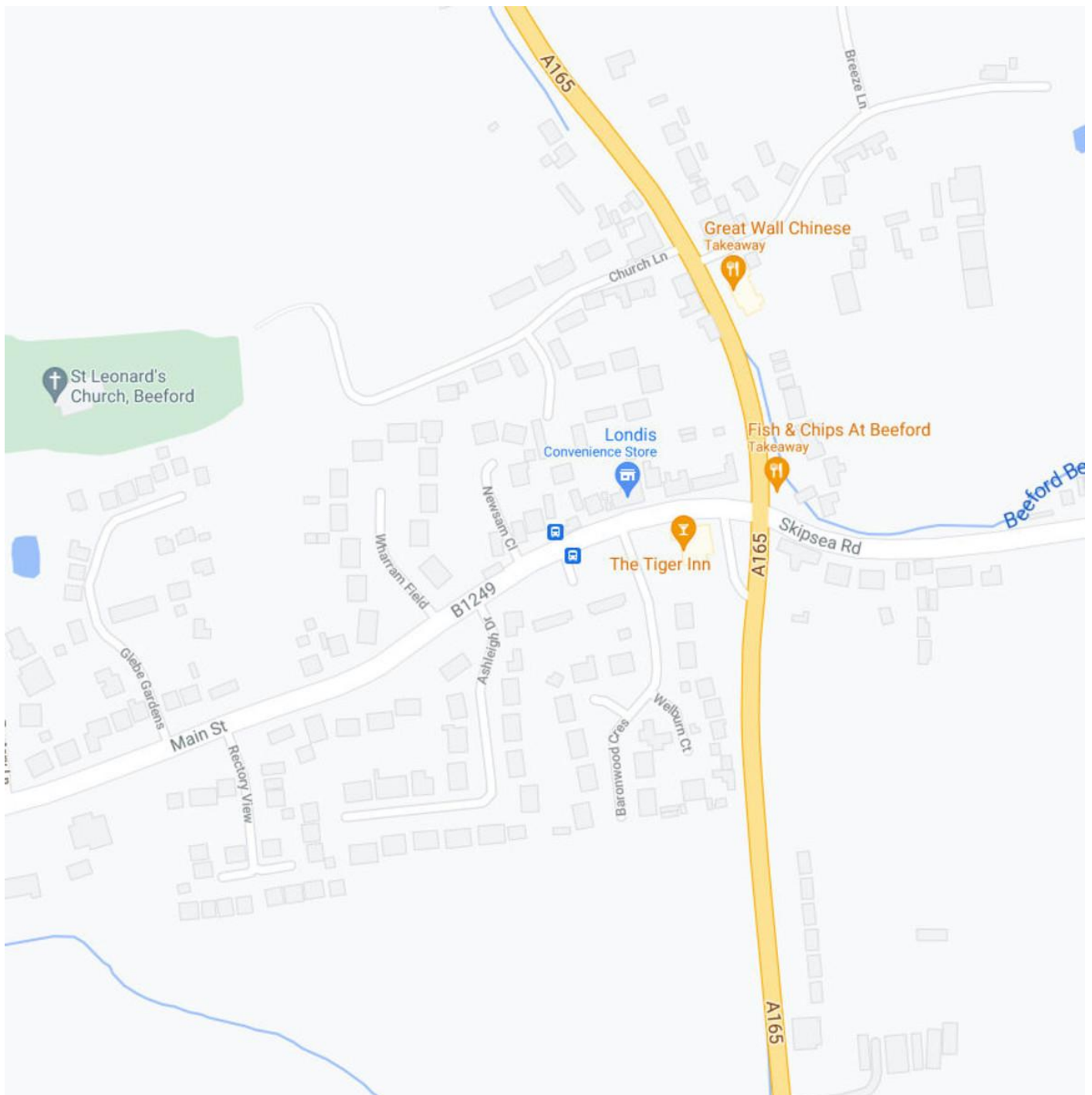
East Riding of Yorkshire Council shows that the property is banded in council tax band C.

## ENERGY PERFORMANCE CERTIFICATE

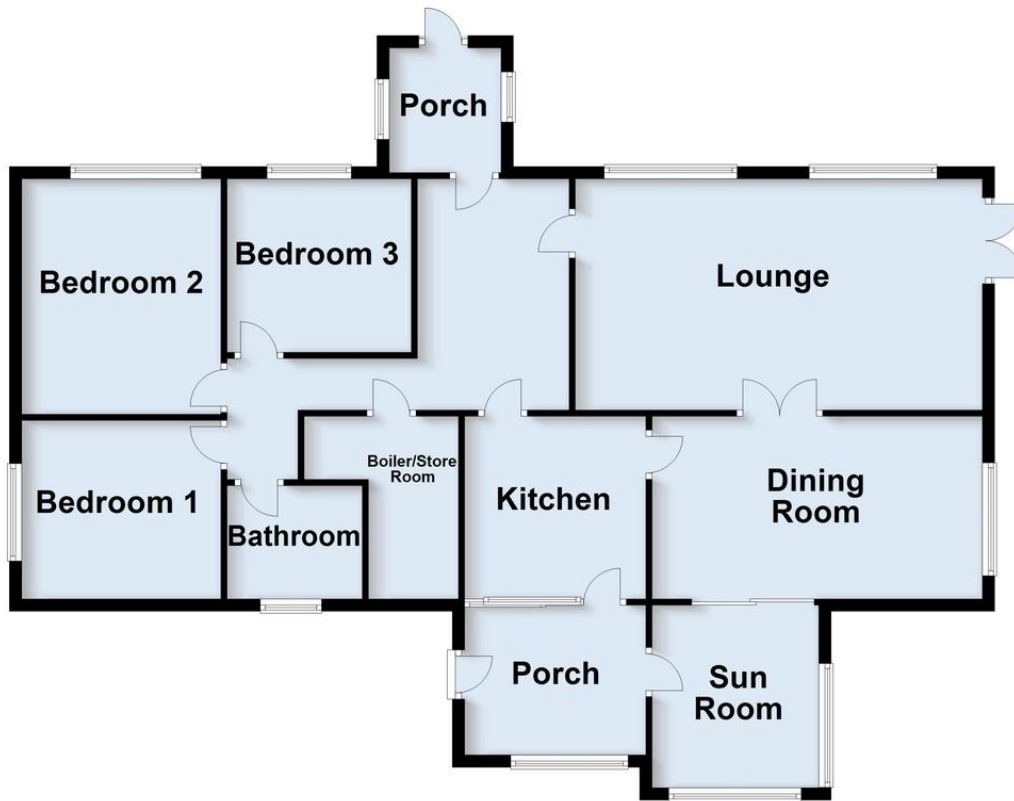
The Energy Performance Certificate for this property is available on the internet. The property is currently rated band E. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

**Approximately 100 sq m**

( from EPC calculation, this may exclude conservatories )



## Ground Floor



**01377 253456**

