



**Ulllyotts**  
Chartered Surveyors

**40 Alton Park  
Beeford  
YO25 8BZ**

Extended bungalow  
Open views to rear  
Enlarged garage

Popular village setting  
Well-presented throughout  
Deceptive front façade

**Asking Price Of:  
£190,000**



01377 253456

[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

[sales@ullyotts.co.uk](mailto:sales@ullyotts.co.uk)

# ■ Ulyotts ■



## Estate Agents

Market leaders in the area.



## Property letting and management

Five star service.



### Auctions

Online property auctions



### Insurance Brokers

Ulyotts (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.ulyotts.co.uk](http://www.ulyotts.co.uk)

**DRIFFIELD**  
Tel. 01377 253456

**BRIDLINGTON**  
Tel. 01262 401401

**PROPERTY PROFESSIONALS SINCE 1891**

# 40 Alton Park

Beeford

YO25 8BZ



**A VERY DECEPTIVE** semi-detached bungalow which has been extended and re-worked internally to provide spacious accommodation which includes enlarged lounge incorporating a dining area, two good-sized bedrooms and attractive open views to the rear. In addition, the property benefits from a single garage which also has been enlarged and which offers excellent scope for using as a workshop, this is in addition to garaging facilities.

In short, the enhanced nature of this bungalow is likely to satisfy the needs of many bungalow buyers who quite simply find a standard layout too small.

## 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.

## ACCOMMODATION

### SIDE ACCESS

Into:

### KITCHEN

13' 9" x 11' 7" (4.20m x 3.54m)

Extensively fitted along two walls with a traditional range of base and wall mounted cupboards along with coordinating worktops and including electric oven, electric hob with extractor over and inset sink with single drainer and base cupboard beneath, tiled splashback and integrated refrigerator and dishwasher.

Plumbing for automatic washing machine, fitted laminate flooring and decorative ceiling coving. Radiator.



### INNER HALL

Providing access to the remaining accommodation and featuring loft access with pull-down ladder.

### THROUGH LOUNGE & DINING AREA

28' 11" x 10' 7" (8.83m x 3.24m)



Electric fire in situ with full height brick chimney breast. Front facing bow window and French doors leading out onto the rear. Decorative ceiling coving and two radiators.



An enlarged space incorporating what was formerly a bedroom into a dedicated dining space.

### **BEDROOM 1**

15' 3" x 12' 5" (4.65m x 3.79m)

A rear facing room with extensive range of matching fitted bedroom furniture comprising wardrobes, overhead storage cupboards and integrated bed head with side cupboards. Window to the rear elevation.

Decorative coved ceiling. Radiator.



### **BEDROOM 2**

8' 7" x 8' 7" (2.64m x 2.62m)

With side facing window. Radiator.



### **SHOWER ROOM**

Recently re-fitted and benefitting from a Quadrant style shower enclosure with plumbed-in shower, low level WC and vanity wash hand basin. Ceramic tiled floor and fully tiled walls. Chrome heated towel rail.



### **OUTSIDE**

The property stands back from the road behind a front facing garden which is predominantly lawned with side borders.

There is a concrete side drive which provides extensive off-street parking and this leads to a large single garage (9.08 x 2.90 extending to 3.82m).

An enclosed expanse of garden which is predominantly gravelled with side borders and this benefits from open views beyond the hedged rear boundary.



### **FLOOR AREA**

From the Energy Performance Certificate the floor area for the property is stipulated 69 square metres.

### **CENTRAL HEATING**

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

### **DOUBLE GLAZING**

The property benefits from 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**

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 will be available on the internet. The property is currently rated band C. 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. 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?**

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**

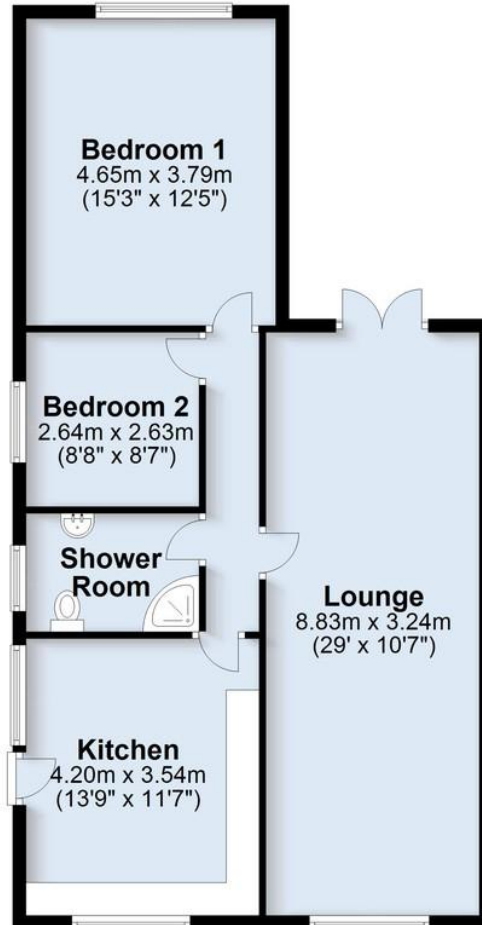
Strictly by appointment (01377) 253456

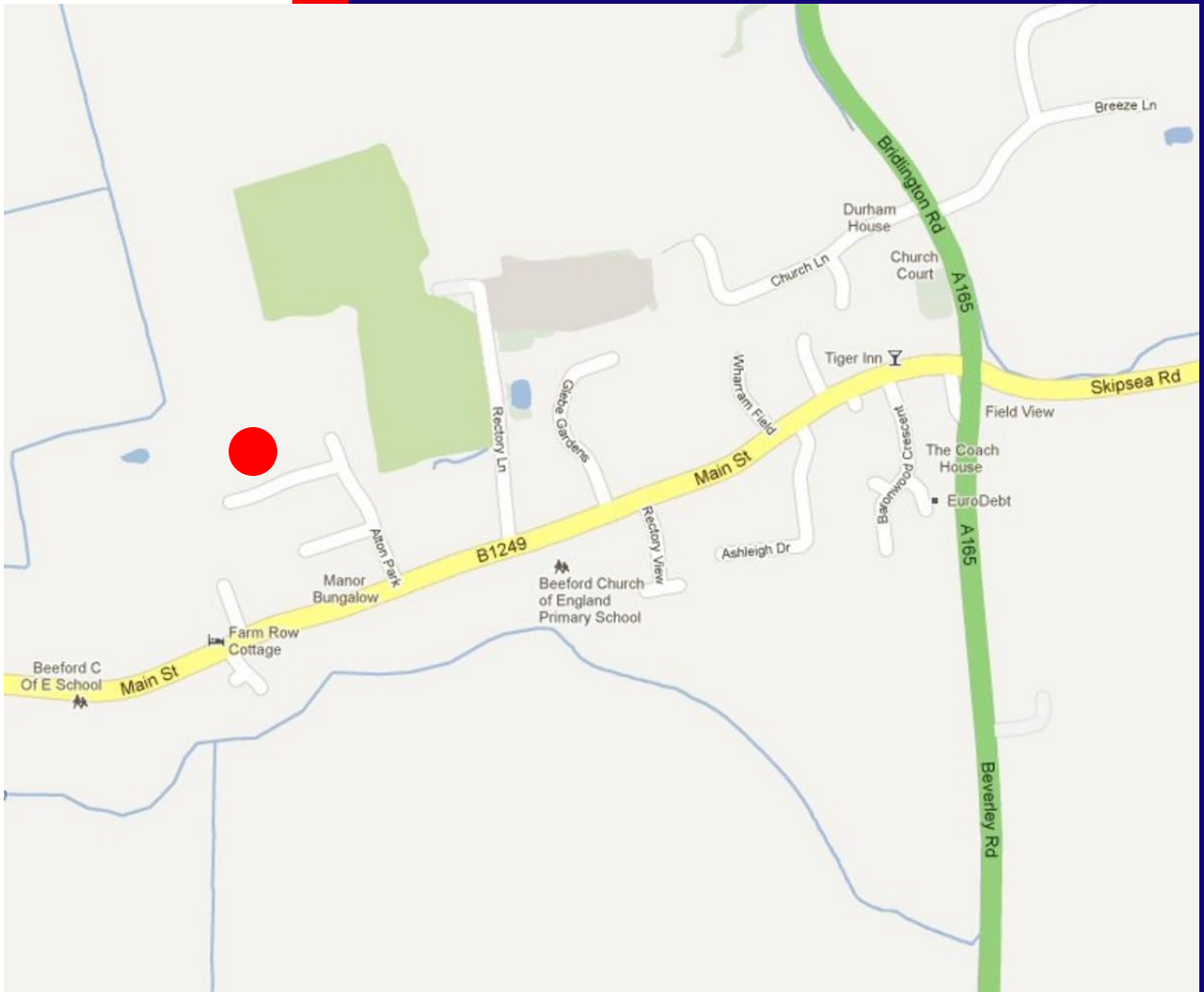
Regulated by RICS

## Approximately 69 sq m

( from EPC calculation, this may exclude conservatories )

### Ground Floor







**64 Middle Street South, Driffield, YO25 6QG**

**Also at:** 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401



[www.ullyotts.co.uk](http://www.ullyotts.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.onthemarket.com](http://www.onthemarket.com)