



■ **Ullyotts** ■  
Chartered Surveyors

**11 Ashleigh Drive**  
**Beeford**  
**YO25 8AU**

**Versatile accommodation**

**Convenient for coastal access**

**Rear workshop**

**Two reception rooms**

**Up to 4 bedrooms**

**Offstreet parking for multiple vehicles**

**Asking Price  
Of: £225,000**



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# 11 Ashleigh Drive

Beeford

YO25 8AU



An exceptionally versatile semidetached house with large workshop located to the rear ideal for many uses and also having extensive parking to the front. In all likelihood, different buyers would use the accommodation on offer here in many different configurations, but these could include lounge with separate dining room, breakfast kitchen and house bathroom with up to 3 bedrooms on the first floor, one of which could very much be used as a very useful dressing room. Alternatively, there are potentially up to 4 bedrooms one of which would be on the Ground floor.

To the side of the property is a very useful storage area, currently used as a utility area and again this has many potential uses.

To the rear is an attractive expanse of garden.

## 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 staircase leading off to the first floor.

## LOUNGE

16' 6" x 10' 11" (5.03m x 3.34m)

With inset multifuel stove upon a slate hearth, front facing window, radiator and Karndean flooring. Coved ceiling.



## KITCHEN

7' 11" x 20' 9" (2.42m x 6.33m)

A wonderful breakfast style kitchen with ample space for a table featuring Karndean flooring and contemporary kitchen units with shaker style doors and coordinating worktops. Inset ceramic sink with mixer tap, gas for ring hob with extractor over and electric oven. Radiator.



## DINING ROOM/ BEDROOM

12' 1" x 11' 0" (3.69m x 3.36m)

With rear facing window, coved ceiling and radiator.



### **REAR HALL**

With door leading out onto the rear garden, sanding flooring and radiator. Coved ceiling.

### **SHOWER ROOM**

With low-level suite including WC, vanity wash basin and walk-in shower with side glass screen featuring a mixer shower, radiator, built-in storage cupboard. Karndean flooring



### **LANDING**

### **BEDROOM 1**

9' 5" x 13' 11" (2.89m x 04.26m)

An exceptional master bedroom with sloping ceilings and built-in storage to the roof void. Fitted laminate flooring.



### **BEDROOM 2**

9' 0" x 8' 2" (2.75m x 2.49m)

With front facing window, radiator and laminate floor.



### **BEDROOM 3 /DRESSING ROOM**

5' 10" x 11' 3" (1.8m x 3.44m)

With side window and fitted laminate flooring.

### **WC**

With low level WC. Fitted Karndean flooring.

## OUTSIDE

The property stands back from the road behind an expanse of front forecourt which is used for parking multiple vehicles. There is a useful side extension which is used for storage of a washing machine and dryer plus fridge freezer.

This area is also used for storage and gives direct access to the rear garden.

To the rear of the property is an expanse of lawn plus raised timber deck and very useful timber workshop.



## WORKSHOP

A large timber workshop suitable for a variety of uses including hobbies, motor and pedal cycle maintenance, crafts etc. Electric power and lighting connected.

## 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.

## ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (TBC) 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.

## COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band (TBC)

## 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.

## 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?

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

## NOTES

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

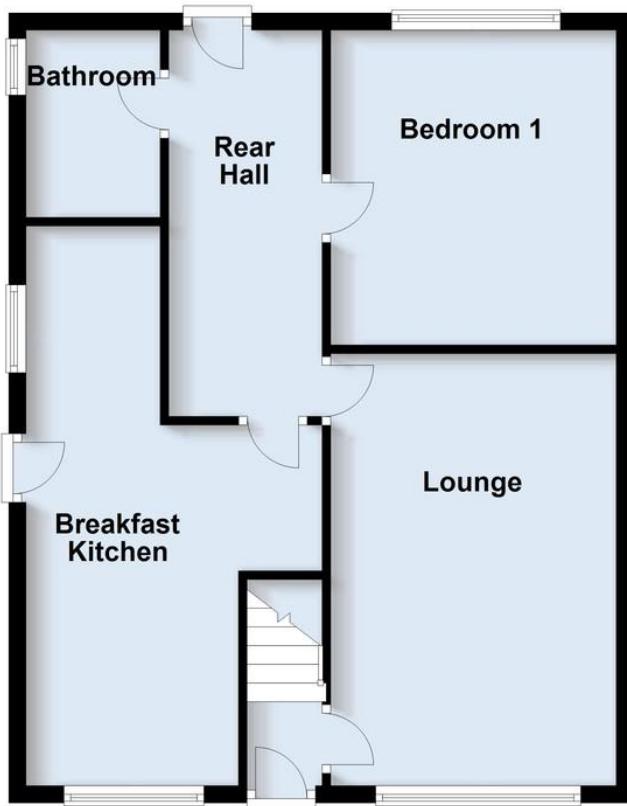
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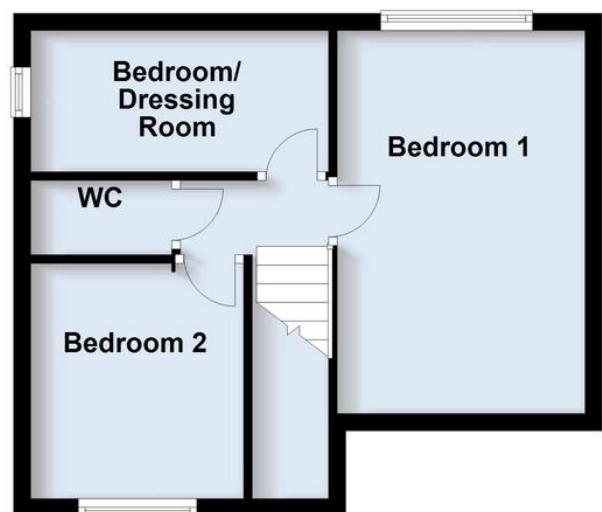
## Approximately

( from EPC calculation, this may exclude conservatories )

### Ground Floor



### First Floor







64 Middle Street South, Driffield, YO25 6QG

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



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