



35 Alton Park
Beeford
YO25 8BZ

ASKING PRICE OF

£198,000

2 Bedroom Semi Detached bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



2



1



1



Garage



Gas Central Heating

35 Alton Park, Beeford, YO25 8BZ

A beautifully presented semi detached bungalow set within a quiet cul-de-sac development with very attractive, low maintenance garden to the rear. The accommodation includes attractive, front facing lounge, well fitted kitchen with appliances, two bedrooms, and fully tiled bathroom.

There is offstreet parking via a side drive and this leads to a single garage.

The garden is low maintenance and benefits from artificial lawn and Indian stone patio to the rear. There is a hot tub area with hot tub included. Part of the garage has actually been converted to provide a useful outside room which could be used in conjunction with the hot tub.

DIRECTIONS

Upon entering the village from Driffield (North Frodingham) continue along Main Street past the junior school on the right hand side. Alton Park is a development located on the left-hand side of the road and the subject property forms part of the second cul-de-sac on the left.

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

ENTRANCE INTO

LOBBY

With large built-in storage cupboard.

LOUNGE

16' 7" x 11' 11" (5.07m x 3.64m)

With front facing window. Features stonework fireplace with inset, electric fire and timber overmantel. Radiator.

KITCHEN

13' 9" x 12' 0" (4.2m x 3.68m)

Being comprehensively fitted with a range of traditionally styled kitchen units including base, drawer and wall cupboards finished in medium Oak effect and having chrome style handles. Inset stainless steel sink with swan neck mixer tap, electric oven and electric hob with pull out extractor. Space and plumbing for a dishwasher and space and plumbing for automatic washing machine. Ample space for the provision of a breakfast table.

INNER HALL

BEDROOM 1

12' 0" x 11' 11" (3.67m x 3.64m)

Being fitted along one wall with a range of wardrobes, rear facing window and radiator.

BEDROOM 2

8' 7" x 12' 0" (2.63m x 3.68m)

Rear facing window and radiator.

BATHROOM

Being fully tiled and featuring a panelled bath in white, low-level WC and pedestal wash basin.

OUTSIDE

The property stands back from the road behind an expanse of front garden featuring artificial grass and with walled boundary. There is a side drive which provides offstreet parking and leads to a single garage.

To the rear of the property is an enclosed area of garden, featuring an Indian stone patio which gives way to an expanse of artificial lawn.

Behind the garage is a dedicated area suitable for a hot tub (hot tub, included) and part the garage has been converted to a useful room which could be used in conjunction with the hot tub. This features French doors to the rear.



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.

COUNCIL TAX BAND

The property is currently used as a furnished holiday let, and as such, is not registered for residential council tax at the current time.

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be 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.

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.

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.

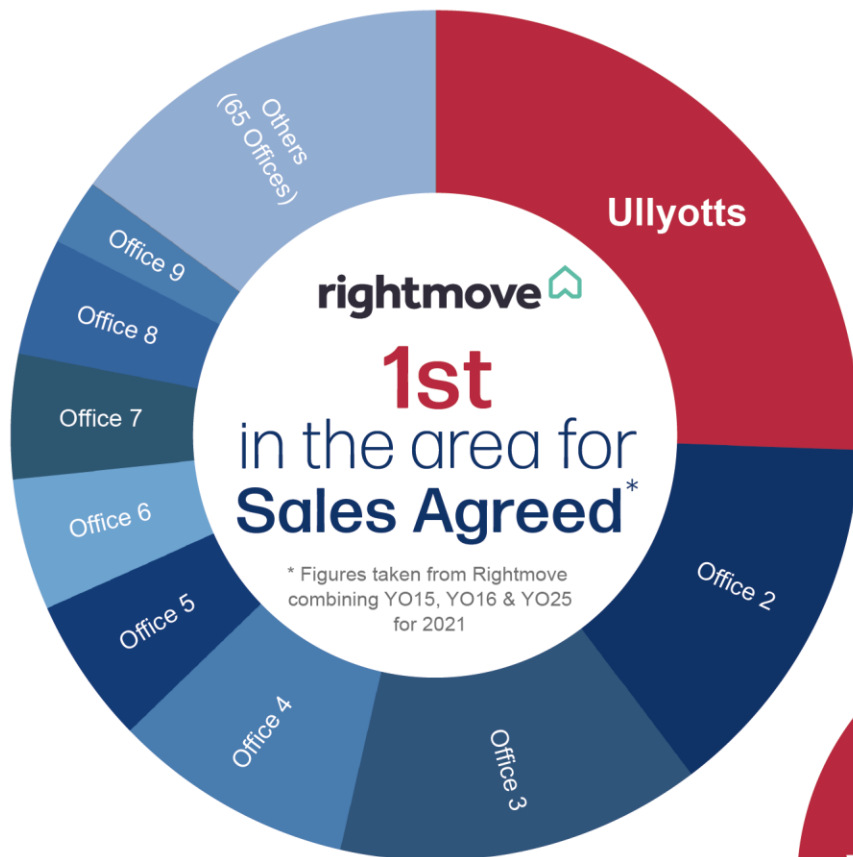


VIEWING

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Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



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