



CRANSWICKS

Chartered Surveyors, Land & Estate Agents

Main Street, Beeford

- Semi detached bungalow
- 2 bedrooms
- Garage & Conservatory
- Gas central heating

Asking Price Of £194,950





Property Description

PROPERTY TYPE:

A 2 bedroom semi detached bungalow with conservatory, garage, uPVC double glazing and gas central heating.

LOCATION:

The property is located in the popular village of Beeford some 8 miles from Hornsea, 9 miles from Driffield and 9.5 miles from Bridlington. The village has a range of local amenities including General Store, Public Houses with dining facilities, a Primary School, a Medical Surgery, a Vets Surgery and a Fish and Chip shop. There is also a regular Bridlington to Driffield bus service which calls at Beeford.

THE ACCOMMODATION COMPRISES:

ENCLOSED ENTRANCE PORCH:

With gas central heating boiler.





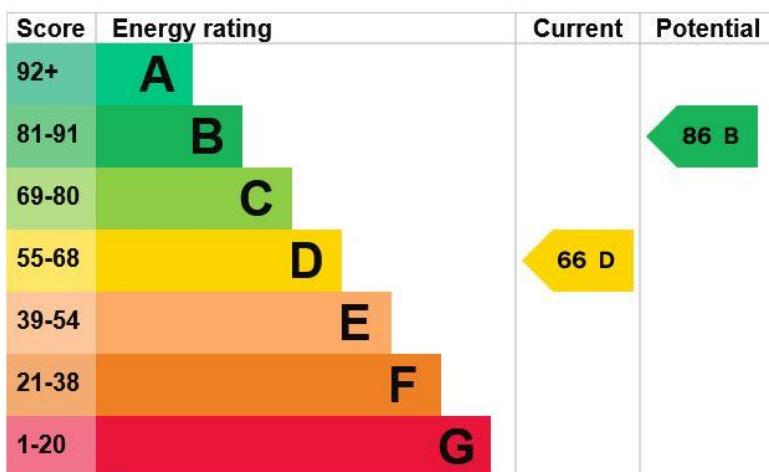
'L' SHAPED HALL:
With built-in cupboard.



SITTING ROOM:
18' 6" x 10' 0" (5.65m x 3.07m) With fireplace and hearth with electric fire, uPVC double glazed window and radiator.



KITCHEN:
10' 10" x 8' 6" (3.32m x 2.60m) With range of modern fitted worktop units and eye-level wall cupboards, 2 split level double ovens, gas hob, stainless steel single drainer sink unit, uPVC double glazed window, radiator.



DOUBLE BEDROOM:
11' 6" x 10' 0" (3.52m x 3.07m) With fitted wardrobe and overhead units, fitted drawer units, uPVC double glazed window, radiator.

SINGLE BEDROOM:
8' 7" x 8' 5" (2.63m x 2.59m) With French doors leading to conservatory.

SHOWER ROOM:
6' 6" x 5' 4" (2.00m x 1.65m) Fully tiled with walk-in shower cubicle, pedestal washbasin and wc, ladder radiator, uPVC double glazed window.

CONSERVATORY:
12' 9" x 7' 1" (3.89m x 2.16m) Of brick and uPVC double glazed construction with tiled floor and 2 radiators with French doors leading to rear lawned garden.

OUTSIDE:
Side driveway leading to DETACHED SINGLE GARAGE (5.01 x 2.63m) (in a battery of two) of brick construction with electrically operated up and over door, personal access door to lean-to glazed potting shed/greenhouse.

Front gravelled and paved garden.

Rear lawned garden.

SERVICES:
All mains services are available to the property.

COUNCIL TAX:
The property is in Council Tax Band B.

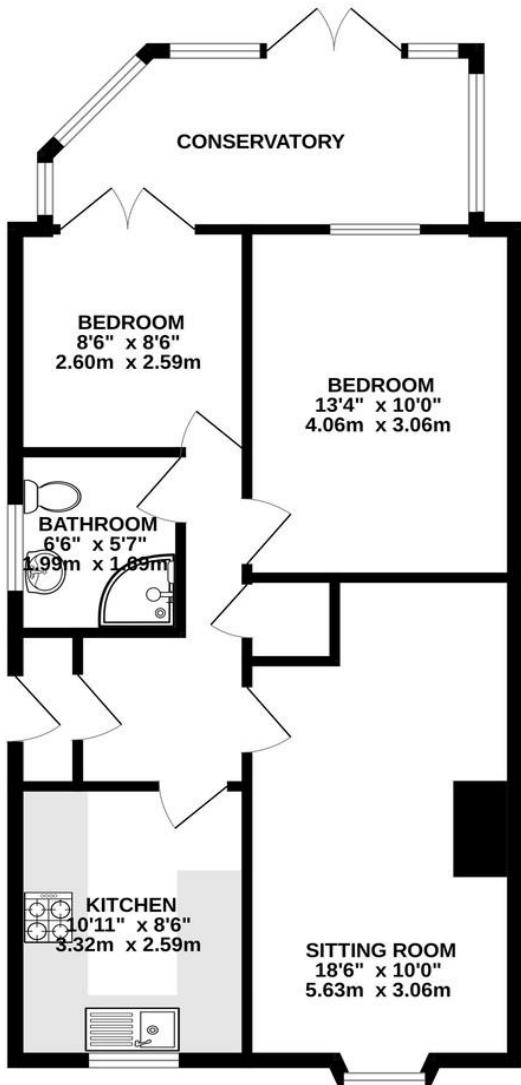
TENURE:

The property is freehold.

VIEWING:

To arrange a viewing of this property please contact Cranswicks on 01262 672110 or info@cranswicks.com

GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

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- 1.These particulars are for guidance only and do not themselves constitute an offer or contract or part thereof. 2.All descriptions and information are believed to be correct but all intending purchasers/tenants should satisfy themselves as to the correctness of any statements or representations of facts herein contained. 3.All stated measurements are approximate and for guidance only and illustrations are not to scale.
- 4.Cranswicks have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore, purchasers should satisfy themselves that any such item is in working order by means of a survey inspection etc before entering into any legal commitment.
- 5.Any references in these particulars to boundaries or boundary dimensions are approximate and are based upon information supplied by the Vendor and should not form part of any contract.
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