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## Ashleigh Drive Beeford Driffield, YO25 8AU

\*\*\*\*NO ONWARD CHAIN\*\*\*\* Located in the popular Village of Beeford in East Yorkshire, with easy access to the coast and Market Town of Driffield. The village has a shop with post office, a fish and chip shop, butchers, local primary school and a doctors surgery. This THREE bedroom semi-detached bungalow offers versatile living over two floors. Sitting on a corner plot, in a popular cul-de-sac, the accommodation on offer includes a lounge, kitchen diner, ground floor bedroom and bathroom with a further two bedrooms to the first floor. The property benefits from gas central heating and double glazing, ample parking to the front and side, with a single garage, summer house and gardens to the front and rear. A degree of modernisation is required but we highly recommend a viewing to avoid disappointment. EPC Grade : D

**Offers In Excess Of £154,950**

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## Lounge

28'11" x 11'0" (8.82 x 3.36)

A great living space, with front entrance door, with dual aspect double glazed windows, a wooden fire surround housing an electric fire, a staircase leading to the first floor and radiators

## Kitchen

14'7" x 8'0" (4.46 x 2.44)

With dual aspect double glazed windows with a side access double glazed door leading to the side drive and garden. A range of floor, wall and drawer units with contrasting work surfaces and complimentary tiling. Space for an electric oven, extractor hood, washing machine space and an inset coloured resin sink with mixer tap over, and radiator

## Bedroom One

11'2" x 9'1" (3.41 x 2.79)

Located to the rear of the property with double glazed window, fitted cupboards and a radiator

## Bathroom

Located to the ground floor with a cream coloured three piece suite comprising of a panelled bath with telephone handset mixer tap, low flush w.c and wash hand basin, complimented by tiling and benefitting from extractor fan and a radiator

## First Floor

The landing area has a walk in storage cupboard with hot

water cylinder, access to the eaves.

## Bedroom Two

11'0" x 11'6" (3.37 x 3.52)

This double room has a side window offering views over the fields beyond and benefits from sliding wardrobes, a single shower cubicle with extractor and a radiator

## Bedroom Three

7'8" x 17'2" (2.34 x 5.25)

With a fitted cabin bed, fitted wardrobes with sliding doors, and a Velux window and a radiator

## Front Aspect

The front garden has a planted border, a gravelled parking area and a side drive with gates.

## Rear Aspect

The side drive continues down to a single garage which has been used as a workshop, a gated lawned garden with a raised decked area ideal for relaxing and barbeques featuring a small ornamental pond and benefitting from a shed. To the rear is another area offering a patio, Summer House which has double glazed French doors and double glazed windows and further storage sheds.

## Disclaimer

Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of

error.

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- No Onward Chain
- Three Bedrooms

- Village Location
- Garage

- Corner Plot
- EPC GRADE D









Floor Plan

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