



The Paddock, 87a Main Street, Beeford YO25 8AY
Guide Price £280,000

- New home under construction
- Over 1,000 square feet
- Very well proportioned
- 3 good size bedrooms
- En-suite to master
- 20'3" kitchen/day room
- Off-street car parking
- Rear terrace and garden
- Solar panels
- EPC Rating: A; Council Tax Band: Awaited

This outstanding three bedroom detached house is currently under construction and is extremely generously proportioned, extending to over 1,000 square feet and offering 20'3" kitchen/day room at ground floor level along with living room, entrance hall and cloakroom, whilst at first floor there is a substantial master bedroom with en-suite shower room, two further good size bedrooms and family bathroom. Solar panels for energy efficiency have also been incorporated.

The plot is arranged to offer off-street car parking along with a delightful stone terrace leading to the lawned garden beyond.

LOCATION

Beaford is a typical village community which stretches along either side of the B1249 and A165. Handy for access to the East Yorkshire coast, the village is also within comfortable commuting distance of the city of Hull (about 20 miles), the market towns of Beverley (about 14 miles) and Driffield (about 8 miles), as well as the coastal towns of Hornsea (about 8.5 miles) and Bridlington (about 10 miles). The local amenities include a village shop and post office, sporting facilities, a doctors surgery, veterinary practice, primary school and an active community centre

THE ACCOMMODATION COMPRIMES

GROUND FLOOR

ENTRANCE HALL

Return staircase to first floor, built-in cupboard housing gas fired central heating boiler and radiator.

CLOAKROOM

Low level w.c., wash hand basin, PVCu sealed unit double glazed window and radiator.

LIVING ROOM

15'8" x 11'4" (4.78m x 3.45m)

PVCu sealed unit double glazed windows to two elevations and two radiators.

KITCHEN/DAY ROOM

20'3" x 9' (6.17m x 2.74m)

To incorporate a good range of base and eye level units with integrated sink and fitted appliances including oven and hob, PVCu sealed unit double glazed windows to two elevations, PVCu sealed unit double glazed French doors to rear terrace and radiator.

FIRST FLOOR

LANDING

Radiator.

MASTER BEDROOM

20'3" x 9'1" (6.17m x 2.77m)

PVCu sealed unit double glazed window and radiator.

EN-SUITE SHOWER ROOM

Shower with glazed partition, low level w.c. and wash basin, PVCu sealed unit double glazed window and chrome towel radiator.

BEDROOM 2

11' x 9'2" (3.35m x 2.79m)

PVCu sealed unit double glazed window and radiator.

BEDROOM 3

9'2" x 8'10" (2.79m x 2.69m)

PVCu sealed unit double glazed window and radiator.

BATHROOM

7'5" x 6' (2.26m x 1.83m)

Panelled bath, wash basin and low level w.c., PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE

To the front of the property is a brick sett drive, whilst at the rear is an attractive stone paved terrace seating area, beyond which will lie the lawned garden which in turn leads to the two off-street car parking spaces.

SERVICES

All mains services are available or connected to the property. The property will also have the benefit of solar panels.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

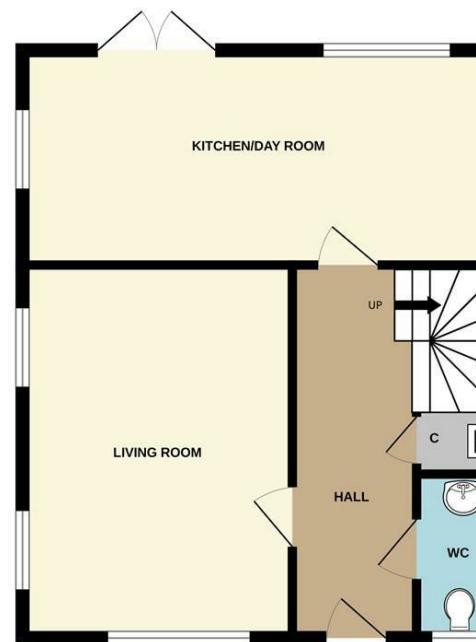
FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available

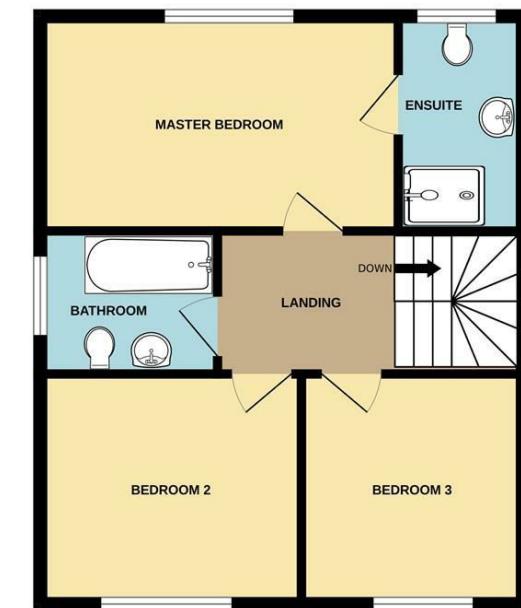
on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

GROUND FLOOR



1ST FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. **ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY** We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. **NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT.** These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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