



20 Baronwood Crescent, Driffield YO25 8BX
Offers in the region of £150,000

- Lovely Location
 - Dining Kitchen
 - Gardens Front & Rear
 - Parking Drive
 - No Chain
- I n n e e d o f Refurbishment
 - Two Double Bedrooms
 - Westerly Aspect to Rear
 - Garage
 - Energy Rating - TBC

In need of some repair and refurbishment, this semi-detached bungalow offers lots of potential and enjoys a pleasant cul-de-sac location with a West facing garden to the rear, parking drive and garage.

LOCATION
This property is located on Baronwood Crescent, a pleasant cul-de-sac which leads from Main Street close to the centre of this popular village.

Beeford 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.

ACCOMMODATION
The accommodation has gas central heating via hot water radiators, uPVC double glazing and is arranged on one floor as follows:

ENTRANCE LOBBY
With uPVC front entrance door.

LIVING ROOM
16'9" x 10'9" (5.11m x 3.28m)
With a gas fire set on a marble hearth and tile surround, and one central heating radiator.

INNER HALL
Access hatch leading to the roof space and doorways to:

DINING KITCHEN
14'4" x 11'6" (4.37m x 3.51m)
Base and wall units incorporating work surfaces with a one and a half bowl ceramic sink, slot-in cooker, tiled splashbacks, plumbing for an automatic washing machine, one central heating radiator and uPVC side entrance door.

BEDROOM 1
12' x 11' (3.66m x 3.35m)
Fitted wardrobes incorporating top storage cupboards and one central heating radiator.

BEDROOM 2
11'6" x 9' (3.51m x 2.74m)
With one central heating radiator.

BATHROOM/W.C.
8'2" x 5'10" (2.49m x 1.78m)
With a panelled bath incorporating an electric shower over and screen above, pedestal wash hand basin, low level w.c., part tiling to the walls and one central heating radiator.

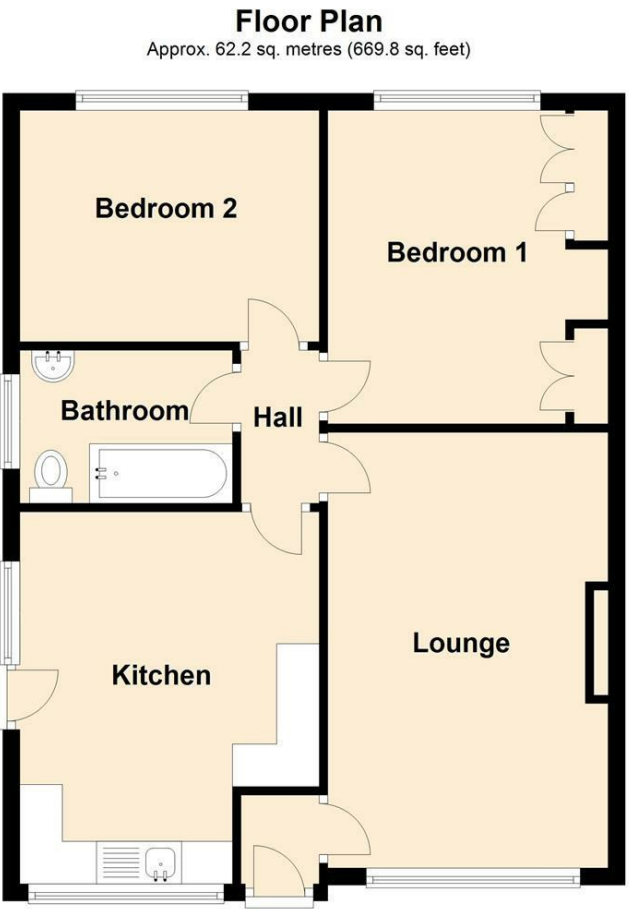
OUTSIDE
To the front of the property is a lawned garden with planted borders along with a long side drive which leads to a single brick built detached garage.

The rear garden is of generous proportions and is mainly lawned with a number of mature shrubs, a greenhouse, the rear garden also enjoys a Westerly aspect.

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

COUNCIL TAX
The Council Tax Band for this property is Band B.

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . 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.



Total area: approx. 62.2 sq. metres (669.8 sq. feet)