

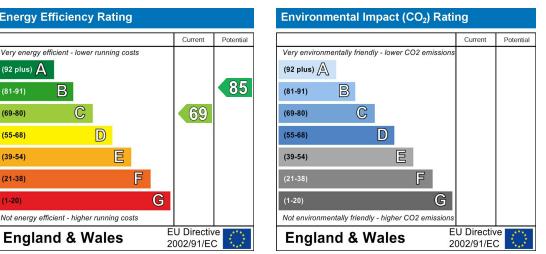
Floor Plan (for identification purposes only)



Viewing

Please contact our Q & C Hornsea Office on 01964 537123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

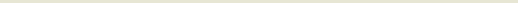


VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our 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.

40 Alton Park, Beeford YO25 8BZ

**Offers in the region of
£179,950**





- An Extended Single Level Bungalow
- Backs Onto Open Fields
- Spacious Dining Kitchen
- Shower Room and a 29 FT Tandem Garage
- Easily Managed Gardens Front and Rear

OFFERED FOR SALE WITH NO CHAIN INVOLVED THIS EXTENDED TWO BEDROOMED SEMI-DETACHED SINGLE LEVEL BUNGALOW FEATURES A 28 FT THROUGH LOUNGE AND DINING ROOM AND STANDS IN AN EASILY MANAGED PLOT WHICH BACKS ONTO OPEN FIELDS AND INCLUDES A WIDER THAN AVERAGE SIDE DRIVE LEADING TO A 29 FT TANDEM GARAGE.

LOCATION

This property enjoys a pleasant cul-de-sac location in Alton Park which leads off Main Street and is conveniently located for access to most village amenities.

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 mains gas central heating via hot water radiators, UPVC double glazing and is arranged on one floor as follows:

- Well Regarded Village Location
- 28 FT Through Lounge and Dining Room
- Two Bedrooms (One Fitted)
- Gas Central Heating and UPVC D-Glazing
- Energy Rating - C

DINING KITCHEN

10'9" x 13'10" (3.28m x 4.22m)

With UPVC side entrance door, a good range of matching fitted base and wall units which incorporate oak fronts with contrasting work surfaces, an inset 1 1/2 bowl sink, tiled splashbacks, built in oven and ceramic hob with cooker hood over, integrated fridge and dishwasher, plumbing for an automatic washer, laminate flooring, ceiling cove and one central heating radiator.

INNER HALL

Leads off the dining kitchen and provides access to the remaining accommodation as well as an access hatch with a folding loft ladder with leads to a part boarded roof space.

THROUGH LOUNGE AND DINING ROOM

10'8" x 28'9" (3.25m x 8.76m)

With an electric living flame effect fire set in a full height brick chimney breast, bow window to the front, double French doors leading out into the rear garden, ceiling cove and two central heating radiators.

BEDROOM 1 (REAR)

12'5" x 15'8" (3.78m x 4.78m)

With an extensive range of matching fitted bedroom furniture comprising wardrobes, top storage cupboards, a double bed head with mirror and concealed light above, bedside drawer units and display alcoves. There is cove moulding to the ceiling and one central heating radiator.

BEDROOM 2 (SIDE)

8'5" x 8'7" (2.57m x 2.62m)

With fitted display shelving and one central heating radiator.

SHOWER ROOM

7'11" x 5'10" (2.41m x 1.78m)

With a white suite comprising a corner shower cubicle, fitted vanity unit with wash hand basin, low level W.C., ceramic tile flooring, full height tiling to the walls, shaver point and one central heating radiator.

OUTSIDE

The bungalow incorporates a lawned foregarden with ornamental borders and a wider than average side drive provides good off street parking and leads to a brick built TANDEM GARAGE (11'7" x 29'5" overall) with an up and over main door, side personal door, power and light laid on. To the rear is a low maintenance garden which has a mainly stone chipped and paved surface, and backs onto open fields.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendor's solicitors), there is no selling chain involved with the purchase of this property and vacant possession will be given upon completion at a date to be agreed.

EXTRAS

All fitted floor coverings, curtains, blinds and light fittings, together with other fixtures and fittings detailed in these sales particulars, will be included in the sale price.