





The Property Specialists

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17 Alton Park, Beeford YO25 8BZ
Offers in the region of £209,500

- Well Presented • Two Double Bedrooms Bungalow
- Very popular village location • Low maintenance gardens
- Solar PV system which covers heating costs • Conservatory
- Private drive & single garage • Lounge with dining area
- True bungalow • Energy Rating - C

A beautifully presented detached bungalow offering spacious accommodation with two reception rooms, modern kitchen and bathroom, delightful gardens and simply must be viewed.

LOCATION

This bungalow enjoys a pleasant cul de sac location on Alton Park which leads off Main Street in this sought after 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 the benefit of UPVC double glazing, electric heating and a solar 16 panel PV system, which covers the annual cost of the heating.

ENTRANCE HALL

With UPVC entrance door, storage heater and built in storage cupboards.

LOUNGE

16'4" x 12'2" (4.98m" x 3.71m")
With two wall mounted electric storage heaters, ceiling cove, dado rail and archway to:

DINING ROOM

9'7" x 7'11" (2.92m" x 2.41m')
With laminate flooring, ceiling cove, dado rail and wall mounted electric storage heater.

KITCHEN

11'1" x 10'4" (3.38m" x 3.15m")
With a good range of fitted base and wall units with worksurfaces and matching breakfast bar, stainless steel sink, UPVC side entrance door and a wall mounted electric storage heater.

INNER HALL

BEDROOM 1

10'9" x 13' (3.28m" x 3.96m)
With built in double wardrobes, ceiling cove, and wall mounted electric storage heater.

BEDROOM 2

8'10" x 9'2" (2.69m" x 2.79m")
With double French doors leading to the conservatory and a wall mounted electric storage heater.

CONSERVATORY

9'8" x 9'9" (2.95m" x 2.97m")
With UPVC French doors leading to the rear garden.

WET ROOM

7'8" x 6'2" (2.34m" x 1.88m")
With low level wc, pedestal wash hand basin and walk in shower area, fully tiled walls and heated towel rail.

OUTSIDE

The property fronts onto an attractive foregarden with a long driveway leading to a carport and single garage with up and over main door, side personal door, power and light laid on.

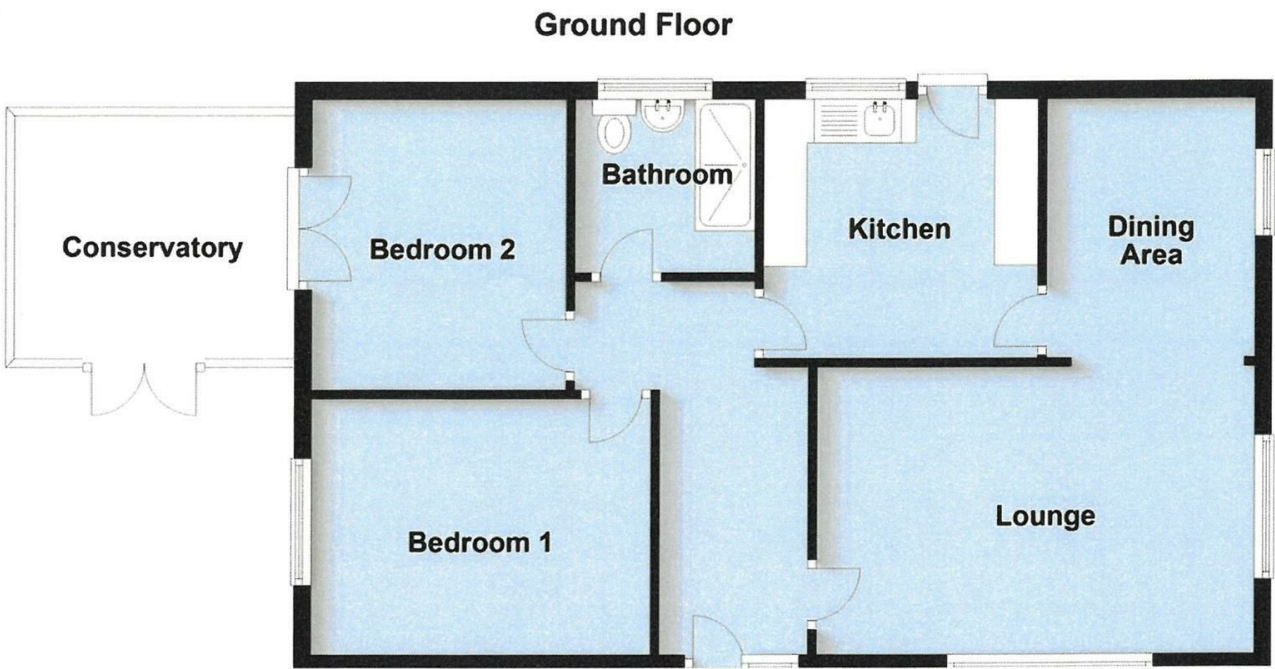
To the rear is a low maintenance garden with block printed patio areas, raised beds and a covered pergola.

TENURE

The tenure of this property is believed to be freehold and this will be confirmed by the vendors solicitors.

COUNCIL TAX

The council tax band for this property is Band C.



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.