



e. info@hpsestateagents.co.uk
t. 01964 533343



Beeford Road

Skipsea Brough Driffield, YO25 8TH

****ABSOLUTELY STUNNING**** We are truly excited to bring this beautiful Cottage to market. Located in the tiny Hamlet of Skipsea Brough, close to the Coastal towns of Skipsea, and Hornsea. Lovingly restored and presented to an exceptional standard by the current owners, this has been a holiday cottage as well as a private residence. Be prepared to be blown away by the accommodation, presented, offering a gorgeous sitting room, breakfast kitchen, modern bathroom and bedroom. Outside there is roadside parking, front garden with seating area and to the rear a courtyard garden, ideal for relaxing. We would encourage you book that viewing to avoid being disappointed. EPC Rating D.

£120,000

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Sitting Room

Enter through the double glazed door to find a cosy sitting room with the focal feature being the inset log burner ,with wooden mantel over, natural light streams through the double glazed window, laminate flooring and downlighters add to the ambience and a storage cupboard is tucked under the stairs.

Breakfast Kitchen

A double glazed window gives views over the garden which can be accessed from the side entrance door. Offering a range of wall and floor cupboards with integrated appliances to include a fridge, fan assisted electric oven with ceramic hob and extractor hood, inset ceramic sink with mixer tap. Wall mounted boiler which is run on Propane Gas. Contrasting work surfaces and complimentary tiling give this kitchen a modern yet country feel. Room for a breakfast table makes this the perfect way to start your day!

Bedroom

Located to the front elevation, this surprisingly spacious double bedroom has a double glazed window, downlighters to the ceiling and benefits from two built in storage cupboards and a radiator.

Bathroom

Fabulous modern bathroom with a walk in double shower,

vanity unit with wash hand basin, w.c heated towel rail and complimented with tiling to the floor and walls.

External

Front Garden

Walk up the path to find a lawned area with raised flower beds leading to a patio area ideal to relax with a coffee and watch the world go by! A shared passage way gives access to the kitchen and rear garden.

Rear Garden

Tucked away is this low maintenance garden with decorative aggregate, patio area. Log store and a handy outside tap and a Propane gas outlet.

About Us

Now well established, our sales team at Hornsea Property Services are passionate about property and are dedicated to bringing you the best customer service we can.

Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain.

Valuations

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call

now for your FREE market appraisal.

- Absolutely Stunning
- Gorgeous Gardens
- EPC Rating D

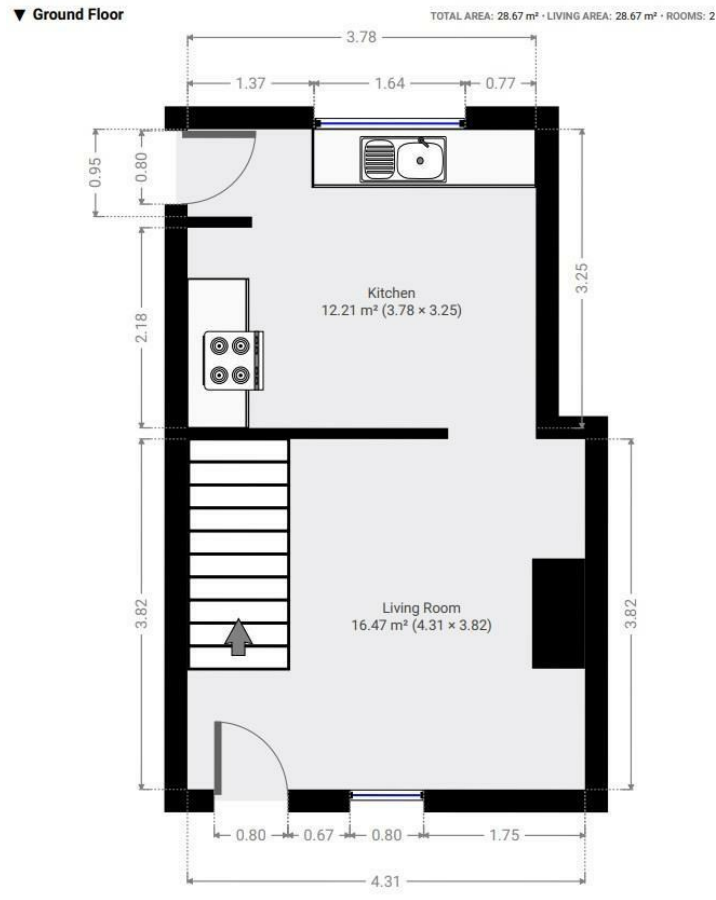
- Ideal Holiday Retreat
- Hamlet Location

- Log Burner
- Country Cottage





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	