



**3 Skipsea Road, Beeford, Driffield, YO25 8AL**

**Price Guide £199,950**





# 3 Skipsea Road

Beeford Drifffield, YO25 8AL

## Price Guide £199,950



A three bedroom detached house on a good size plot. Located in the village of Beeford with local amenities such as general store, post office, doctors surgery, church, primary school, playing fields, fish & chip shop, Chinese restaurant and a public house. The location offers direct road access to coastal locations and a good commuting route for Bridlington and Beverley

The property comprises: Ground floor: lounge and kitchen. First floor: three bedrooms and bathroom. Exterior: Large gardens with excellent road frontage. Upvc double glazing and electric heating.

### Entrance:

Upvc double glazed door into inner hall, built in storage cupboard housing hot water store and electric wall mounted radiator.

### Lounge/diner:

21'5" x 9'4" (6.55m x 2.86m)

A double aspect facing room, two upvc double glazed windows and two electric radiators.

### Kitchen:

10'3" x 8'10" (3.14m x 2.71m)

Fitted with a range of base and wall units, stainless steel sink unit, plumbing for washing machine, space for fridge/freezer and pantry. Part wall tiled, upvc double glazed window and door to the side elevation.

### First floor:

Built in storage cupboard and upvc double glazed window.

### Bedroom:

12'11" x 10'10" (3.94m x 3.32m)

A front facing double room and upvc double glazed window.

### Bedroom:

11'10" x 10'4" (3.61m x 3.15m)

A rear facing double room and upvc double glazed window.

### Bedroom:

6'10" x 6'6" (2.09m x 1.99m)

A front facing single room and upvc double glazed window.

### Bathroom:

7'10" x 5'5" (2.41m x 1.67m)

Comprises bath, wc and wash hand basin. Part wall tiled, upvc double glazed window and electric radiator.

### Exterior:

To the front of the property is a gated access to the driveway.

### Garden:

Large gardens with excellent road frontage, static caravan, two greenhouses and two timber built sheds.

### Notes:

Council tax band: C

## Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

## General Notes:

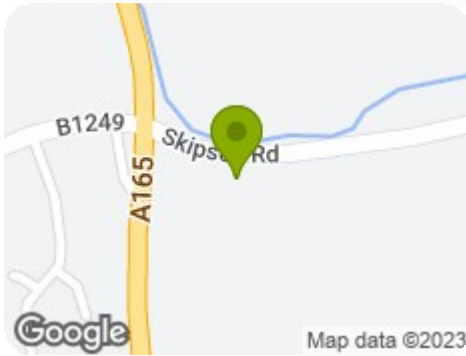
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



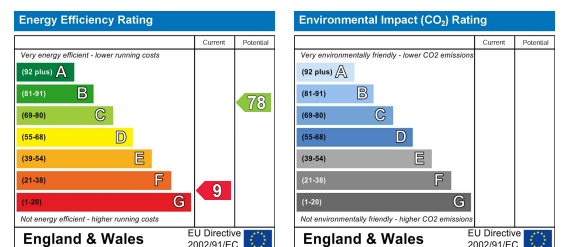
## Floor Plan



## Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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