















Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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6 The Owls Main Street, Beeford, Driffield YO25 8FZ

£180,000

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- No onward chain
- Immediate 'move-in' condition
- Modern kitchen & bathroom - constructed 2 years ago
- Sought after village ideal for coast & country
- Off-street parking with electric car charger and solar panels
- Landscaped rear garden with patio
- EPC Rating: A
- Council Tax Band: A

Offered to the market with no onward chain and in immediate 'move-in' condition, this attractive modern home—built just two years ago—offers superb accommodation throughout.

The ground floor features a well-proportioned living room, a stunning breakfast kitchen, and a cloakroom. Upstairs, the property boasts two double bedrooms and a beautiful bathroom.

Externally, there is a compact, low-maintenance front garden. To the rear, bi-fold doors open from the kitchen onto a patio within a landscaped garden, complete with lawn and a pathway leading to a rear access gate. Beyond lies allocated off-street parking equipped with an electric vehicle charging point.

LOCATION

The property lies in the middle of a row of similar modern terraces on Main Street (B1249) and on the Western side of the very popular and large village of Beeford and lying close to the junction with Kestral Field.

Beeford is very well serviced village and features The Tiger Inn pub, a village Londis and Post Office, a local butcher shop, and a highly rated Fish & Chip shop. The community is also served by a GP surgery, C of E Primary School, a Community Centre, a sports area (with football, cricket, tennis, bowls, and a playground), and the 136 bus route to Bridlington & Drifiield. Hornsea - 8 miles, Driffield - 9 miles, Bridlington - 9 miles, Beverley - 13 miles.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
4'5" x 3'11" (1.35m x 1.19m)
Modern composite front door with central glass panel and attractive grey LVT flooring which flows throughout the whole of the ground floor accommodation.

CLOAKROOM
4'10" x 3'5" (1.47m x 1.04m)
Two piece sanitary suite comprising contemporary style close coupled w.c. and vanity hand wash basin.

LIVING ROOM
16' x 13'10" maximum reducing to 9'3" (4.88m x 4.22m maximum reducing to 2.82m)
Situated at the front of the property and with a window overlooking the front garden. Stairs lead to the first floor accommodation.

BREAKFAST KITCHEN
11'10" x 13'1" (3.61m x 3.99m)
A very attractive modern breakfast kitchen offering a good range of wall and base storage units with matching centre island and breakfast bar, four ring electric hob with glass splashback and canopy extractor over, integrated oven, fridge, freezer, dishwasher, stainless steel sink and drainer set into the centre island and large storage cupboard under the stairs with electrics and plumbing for the washing machine. Bi-fold doors open out onto the patio area of the rear garden.

FIRST FLOOR

LANDING

BEDROOM 1
13'11" x 10'11" (4.24m x 3.33m)
Window to the front elevation.

BEDROOM 2
13'1" x 9'9" (3.99m x 2.97m)
A double bedroom with two windows to the rear elevation and with fitted blackout blinds.

BATHROOM
6'10" x 6'2" (2.08m x 1.88m)
Modern three piece sanitary suite comprising contemporary style close coupled w.c. wall hung vanity hand wash basin with storage under, panelled bath with separate shower over and with remote controls, beautiful partially tiled walls with three built-in niches, matching porcelain tiled floor and chrome heated towel radiator.

OUTSIDE

The property is set back from the pavement with a compact area of lawned garden which is surrounded by a privet hedge. A path leads from a gate to the front door.

The rear garden has been landscaped with a patio area adjacent to the bi-fold doors of the breakfast kitchen. Two steps leads up to a lawned garden with a timber sleeper edge and a path leads down the garden to a gate providing access to the rear. Immediately behind the property and over a brick sett shared driveway is the parking spaces for the property, where there is also the electric car charging point.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

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

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

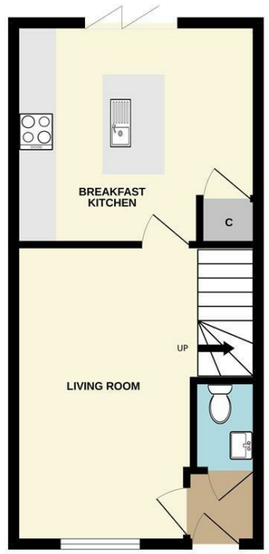
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

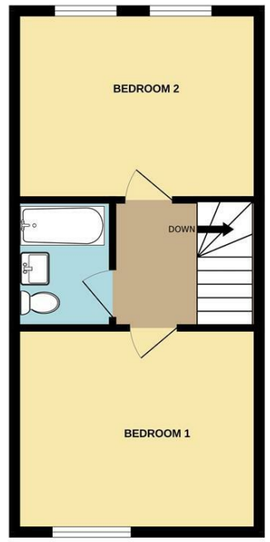
AGENT'S NOTE

In accordance with the 1979 Estate Agents Act, we would confirm that the vendor of this property is an related to a member of staff of Quick & Clarke.

GROUND FLOOR



1ST FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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