



5 Baronwood Crescent
Beeford
YO25 8BX

ASKING PRICE OF

£165,000

2 Bedroom Semi-Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Rear Elevation

 2

 1

 1

 Off Road Parking

 Gas Central Heating

5 Baronwood Crescent, Beeford, YO25 8BX

Offered to the market at a competitive price to attract early interest! This is an established semi-detached bungalow that includes two bed roomed accommodation together with off-street parking and single garage. The property is centrally heated and benefits from being mainly double glazed. It would benefit from re-decoration and re-carpeting, however, offers **EXCELLENT VALUE FOR MONEY** to create a home finished to the buyers own specification.

BEEFORD

Beeford village is located between Bridlington and Beverley on the A165 and boasts a thriving village community life. A local primary school, Public houses/ eateries, local church, veterinary surgery, doctors practice combine to form a strong village community. Properties in Beeford are often represented by both our Bridlington and Driffield offices.



Kitchen



Lounge



Bedroom 2



Bedroom

Accommodation

SIDE PORCH

With door leading into:

KITCHEN

12' 2" x 11' 5" (3.71m x 3.48m)

With a front facing window and fitted with a modern range of kitchen units including base and wall mounted cupboards along with worktops and inset sink with single drainer. Provision for an electric cooker. Radiator.

LOUNGE

16' 10" x 10' 10" (5.15m x 3.31m)

With front facing window. Radiator.

Access to a front lobby.

BEDROOM 1

12' 3" x 10' 11" (3.75m x 3.33m)

With rear facing window. Built-in storage cupboard. Radiator.

BEDROOM 2

11' 5" x 8' 10" (3.48m x 2.71m)

With rear facing window. Radiator.

BATHROOM

With three piece suite comprising vanity wash hand basin, panelled bath and low level WC. Shower over the bath. Radiator.

OUTSIDE

The property is set back from the road behind a lawned front garden. There is a concrete paved drive which provides off-street parking and leads to a single garage. To the rear of the property is an enclosed area of predominantly lawned garden.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 64 square metres.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from mainly sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.



Bathroom

Bathroom

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent. Floor plans are for illustrative purposes only.

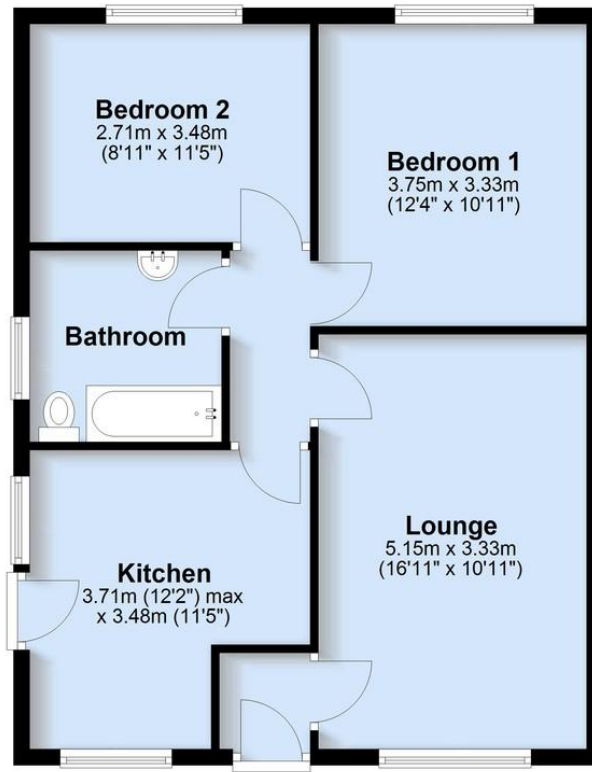
VIEWING

Strictly by appointment with Ulllyotts.

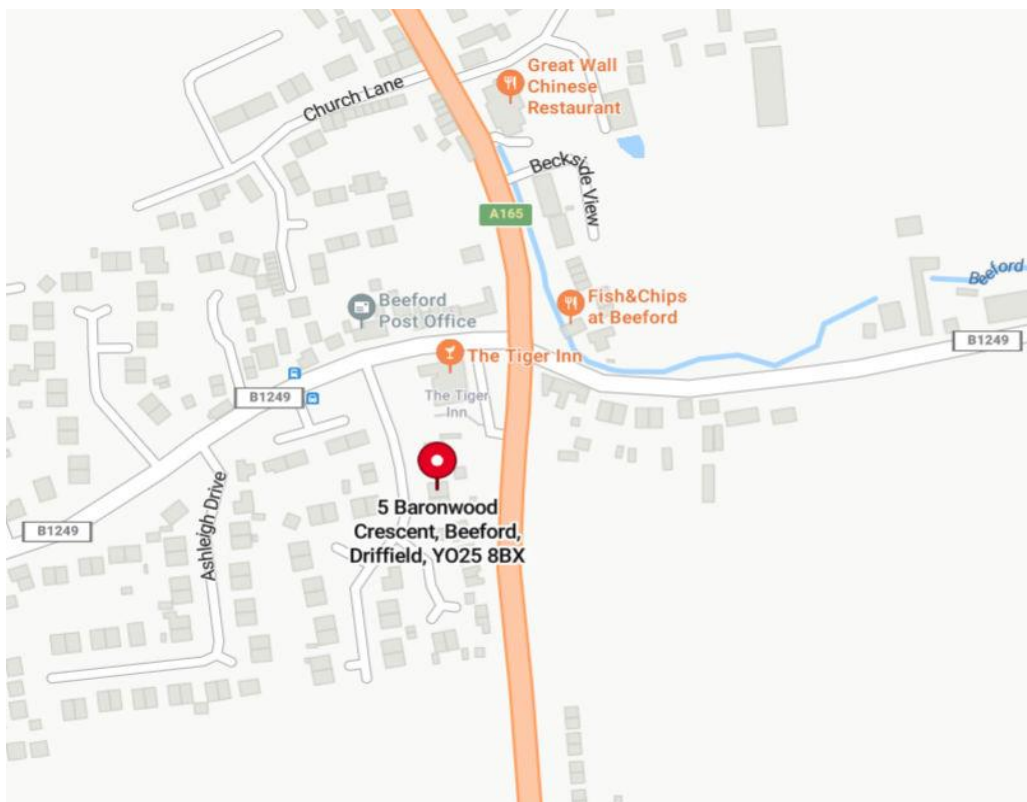
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 64 sq m

Ground Floor



5 Baronwood Crescent, Beeford



Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

■ Ulllyotts ■

EST 1891



Driffield Office

64 Middle Street South,
Driffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations