



Total area: approx. 94.1 sq. metres (1012.9 sq. feet)



TYPE B - AVAILABILITY	
PLOT 1	SALE AGREED
PLOT 7	FOR SALE
PLOT 8	FOR SALE

ROADS

Sykes Close is a private drive that will be finished to the required Highways standard. The purchasers of each plot on the development will be responsible for the payment of an annual service charge of £300 to cover the upkeep of the road and footpaths. This fund and any maintenance required will be managed by RPMS of Beverley.

SERVICES

All main services are connected to the property.

TENURE

The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is yet to be assessed.

VIEWING

Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation.



£249,950

Plots: 1, 7 & 8
Sykes Close,
Beeford



56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



Plots: 1, 7 & 8 Sykes Close, Beeford, Driffield YO25 8AY

SYKES CLOSE

This exclusive new development of just 10 bungalows in the popular and well served Village of Beeford provides a rare opportunity to purchase a detached bungalow built by the well regarded local builders; N P Smith Builders Ltd and John Duggleby Homes Ltd.

With a reputation for building outstanding homes to high specifications, buyers can be assured of exceptional quality in terms of both construction and finish.

All plots are now constructed and are at varying stages of internal finish, giving purchasers the opportunity to have an input on the final finish. The gas centrally heated and fully double glazed homes have a full LABC guarantee and includes floor coverings throughout.



The two remaining Type B design detached bungalows provide exceptional value and enjoy an excellent South facing aspect, at the foot of this small cul-de-sac.

The quality and size of this bungalow can only be fully appreciated by making an internal inspection.

BEEFORD INFORMATION

Situated within 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. Further amenities within the neighbouring towns of both Bridlington and Driffield and is also easily commutable to Beverley and Hull.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With PVCu double glazed front entrance door, single radiator, smoke detector, thermostat for the central heating, built-in storage cupboard, access to the roof space and attractive oak panelled doors leading off to:

LOUNGE

With electric glow effect fire set in a traditional fireplace creating a focal point for this spacious room. Double French doors with matching side panels open into the private garden, TV aerial point and double radiator.

KITCHEN

The kitchen has been fitted with an extensive range of attractive Shaker style kitchen units including inset sink, base, wall and drawer units, AEG built-in oven and combination microwave oven, ceramic hob with extractor canopy over, integrated slimline dishwasher, integrated fridge and freezer, marble worktops, inset ceiling spotlights, Power point and aerial point for a wall mounted LCD TV, double radiator.

UTILITY ROOM

With stainless steel sink having a mixer tap, base and larder unit, single panel radiator and integral door to the garage.

BEDROOM ONE

With double radiator and TV aerial point.

EN-SUITE SHOWER ROOM

With three piece suite including large shower cubicle, vanity wash hand basin, low level WC, vanity mirror, extractor fan and dual fuel chrome heated towel rail.

BEDROOM TWO

With TV aerial point and double radiator.

BEDROOM THREE

With double radiator.

BATHROOM

With three piece suite including panelled bath with mixer tap and hand spray attachment, vanity wash hand basin and low level WC with concealed cistern. Half height tiling to walls, dual fuel chrome heated towel rail, vanity mirror with featured LED lighting, inset ceiling spotlights, extractor fan.

GARAGE

With electric remote operated roller shutter door, rear personal door, wall mounted gas fired central heating boiler, power and light connected.

OUTSIDE

The bungalow occupies a good sized plot with extremely private rear garden. The fully fenced plot includes a front garden which is laid to lawn and a private tarmac drive suitable for parking two vehicles off street and gives access to the integral single garage.

A paved path to both sides of the property leads to the rear garden which includes a paved patio with lawn beyond.

INTERNAL IMAGES

The photographs illustrated in this brochure are of the interior of plot 1. They are for use as a general guide to the standard of finish provided. Depending on the stage of construction at the time a sale is agreed, purchasers will be able to have some input on the final finish.

