



Total area: approx. 120.2 sq. metres (1293.7 sq. feet)



### 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.



£315,000

Plot 3, Sykes Close,  
Beeford



56 Market Place, Driffield | 01377 241919 | [www.dee-atkinson-harrison.co.uk](http://www.dee-atkinson-harrison.co.uk)

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# Plot 3, 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 properties have a full LABC guarantee and includes floor coverings throughout.

### PLOT 3

One of four of this design, they are the largest of available plots and enjoy a superb outlook to the South over neighbouring open countryside. 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 composite double glazed door, access via loft ladder to part boarded loft space, 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 will be fitted with an extensive range of attractive flush style kitchen units including inset sink, base, wall and drawer units, AEG built-in oven and combination microwave oven, induction hob, with extractor canopy over, integrated slimline dishwasher, integrated fridge and freezer, quartz worktops, inset ceiling spotlights, Power Point and aerial point for a wall mounted LCD TV, double radiator. Double French doors with glazed side panels open onto the rear garden and provide open views over the neighbouring open fields.

#### UTILITY ROOM

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

### MASTER BEDROOM

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 built-in wardrobe and double radiator.

### BATHROOM

With three piece suite including panelled bath with shower over and shower screen, vanity wash hand basin and low level WC with concealed cistern. Tiling to all wet areas and splash backs, 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 properties occupy very good sized plots with open views to the South over the neighbouring open countryside. The 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.



Image of a similar En-suite