



7 Welburn Court, Beeford, YO25 8EZ

£159,950

Tucked away in a quiet cul-de-sac location in the ever popular village of Beeford is this 2 bedroom semi-detached true bungalow. This home offers functional living space with a quiet rear garden backing onto fields and also benefits from a detached garage and ample parking.

The property briefly comprises; hallway, lounge, kitchen, bedroom 1, bedroom 2, conservatory, bathroom, rear garden and garage.

Call Our House today to view on 01964 532121

EPC : D
Council Tax: B
Tenure: Freehold

Front Garden

Lawn area with planted borders and driveway leading to the garage.

Entrance Hall

Loft Access, radiator and storage cupboard.

Lounge

18'9" x 10'0" (5.73 x 3.07)

Front aspect window with gas fireplace, two radiators and carpet

Kitchen

10'10" x 8'6" (3.31 x 2.6)

Front aspect window with fitted wall and base units and work surfaces. Stainless steel bowl sink, gas hob and built in electric cooker with extractor fan. Coving to ceiling, partly tiled walls and laminate flooring.

Conservatory

5'10" x 5'6" (1.79 x 1.7)

South facing with two side and on front facing window. Door to rear garden.

Master Bedroom

13'4" x 10'0" (4.08 x 3.06)

Rear facing window with coving to ceiling, radiator and carpet.

Bedroom Two

8'7" x 8'6" (2.63 x 2.61)

French doors to conservatory, coving to ceiling and radiator.

Bathroom

6'8" x 5'5" (2.05 x 1.66)

Side aspect window, panelled bath with shower over, W.C, Pedestal wash hand basin, Heated towel rail, tiled walls and extractor fan.

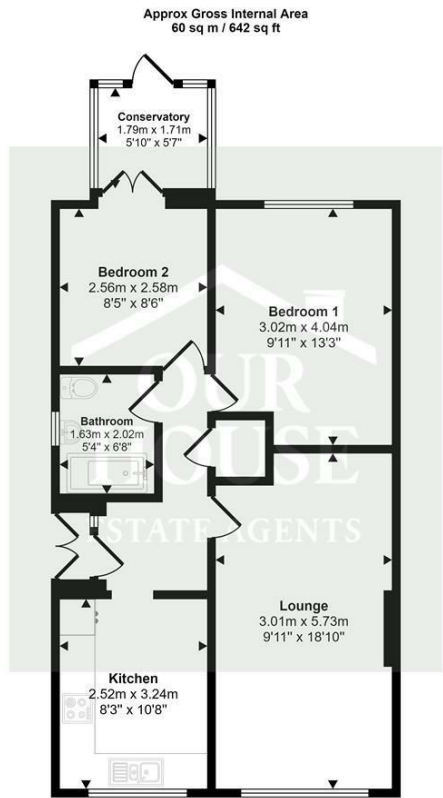
Rear Garden

Laid mainly to lawn with fenced and hedge boundaries, planted borders and access to the front via a side gate.

Garage

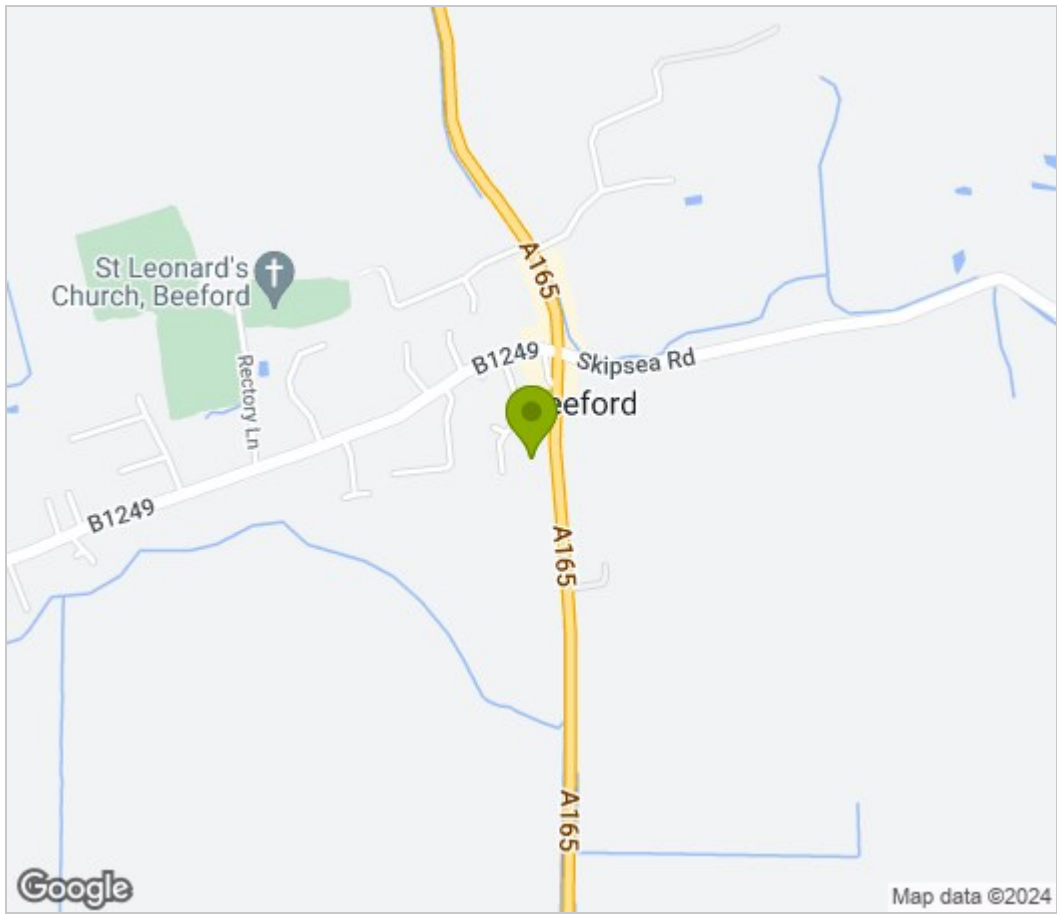
Detached with up and over door, light points and power points.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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