



8 Skipsea Road, Drifffield, YO25 8AL

Offers Over £200.000





**\*\* CHAIN FREE TRUE BUNGALOW!! \*\***

A charming slice of Beeford's history, this delightful double-fronted bungalow is believed to be one of the village's oldest homes and once served as the village blacksmith's forge. Full of character and warmth, the property blends period features with comfortable, well-presented living spaces.

Inside, a welcoming hallway leads to two generous double bedrooms and a well-appointed family bathroom. The cosy lounge features exposed beams and a character fireplace, creating a wonderfully homely atmosphere. To the rear, the spacious breakfast kitchen offers plenty of storage, rustic charm and direct access outside.

Outside, the property enjoys an enclosed courtyard-style garden, designed for easy upkeep and perfect for relaxing or adding colour with pots and planters.

Quaint, cosy and packed with personality, this unique bungalow is an ideal home for anyone seeking something a little special in the heart of Beeford.

EPC: D  
Council Tax: B  
Tenure: Freehold

**Entrance Hall**

Entrance door, part panelled walls, parquet flooring, coving to ceiling, loft access.

**Lounge**

16'6" x 11'5" (5.05 x 3.5)

Square bay window to front of property, fireplace with electric fire, beams to ceiling, part panelled walls, carpeted, radiator.







### Breakfast Kitchen

16'4" x 10'9" (5.0 x 3.3)

French doors out to garden, window to rear of property, fitted wall and base units, wooden work surfaces, double Belfast sink, electric cooker point, part panelled walls, space for freestanding oven, space for fridge-freezer, laminate flooring, part tiled walls, radiator.

### Master Bedroom

14'9" x 11'9" (4.5 x 3.6)

Square bay window to front of property, large walk in storage cupboard with built in shelving, part panelled walls, beamed ceiling, carpeted, radiator.



### Bedroom 2

11'5" x 8'3" (3.5 x 2.52)

Window to rear of property, part panelled walls, beams to ceiling, carpeted, radiator.

### Bathroom

9'3" (max) x 8'7" (2.83 (max) x 2.63)

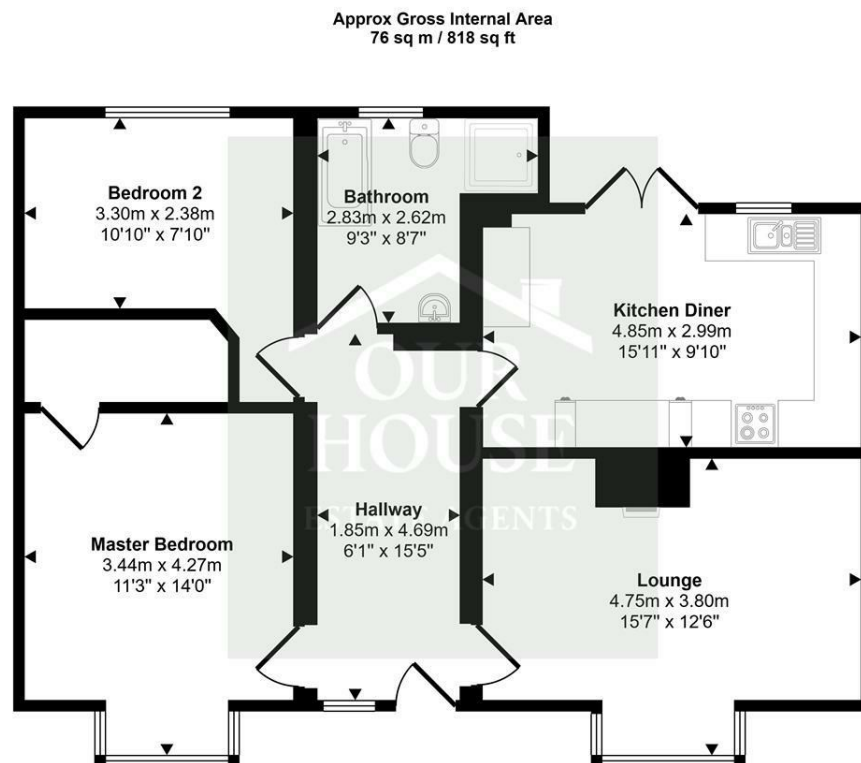
Window to rear of property, W.C, pedestal hand wash basin, bath, step in shower, laminate flooring, extractor fan, part tiled walls, coving to ceiling, laminate flooring.

### Rear Garden

Walled and fenced boundaries, mainly gravelled with mature planting, raised decked area, paved area, garden shed and side access.







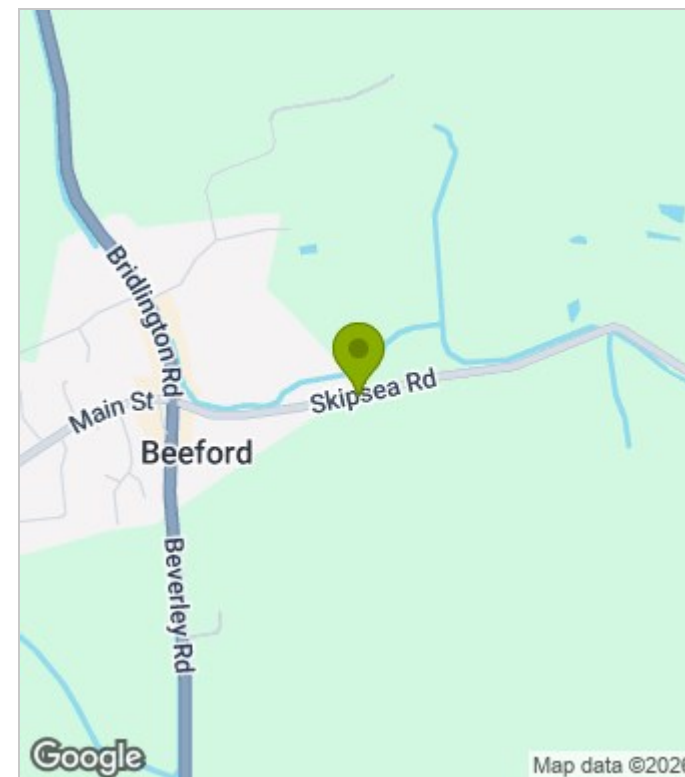
Floorplan

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.

## Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

T. 01964 532121 | E. [office@ourhouseestateagents.co.uk](mailto:office@ourhouseestateagents.co.uk)