



12 Wharram Field, Beeford, YO25 8AX

£159.950



Nestled in the charming village of Beeford, Driffield, this semi-detached bungalow on Wharram Field presents a wonderful opportunity for those seeking a property with great potential. The bungalow boasts ample parking, making it convenient for residents and guests alike.

While the property requires modernisation, it offers a blank canvas for buyers to create their dream home. The additional loft space is a notable feature, providing extra room that can be transformed into a variety of uses, whether it be a home office, guest room, or a creative studio (subject to appropriate planning).

The surrounding area is peaceful and welcoming, perfect for families or those looking to enjoy a quieter lifestyle. With its potential for improvement and expansion, this bungalow is an exciting prospect for anyone looking to invest in a property that they can truly make their own.

EPC - D
Council Tax - B
Tenure - Freehold

Entrance Porch

Entrance Hall

Entrance hall, Cupboard, Radiator and carpeted.

Lounge

16'11" x 12'0" (5.16 x 3.66)

Front facing window, Gas fireplace, Radiator and carpeted.





Kitchen

13'1" x 8'5" (4.01 x 2.58)

Front facing window, Fitted wall and base units, Work surfaces, Single drainer, ceramic bowl sink, Electric cooker point, Gas cooker point and space for freestanding, Partly tiled walls, Radiator and a hatch serving.

Master Bedroom

11'10" x 11'10" (3.63 x 3.61)

This carpeted bedroom includes a front facing window and a radiator.



Bedroom 2

11'5" x 8'5" (3.5 x 2.58)

Carpeted with built in wardrobes and radiator.

Borded Loft Space

13'3" x 12'2" (4.05 x 3.73)

Bathroom

7'10" x 5'6" (2.41 x 1.68)

Two side windows, W.C, Pedestal hand wash basin, Panelled bath (With shower over) and partly tiled walls.



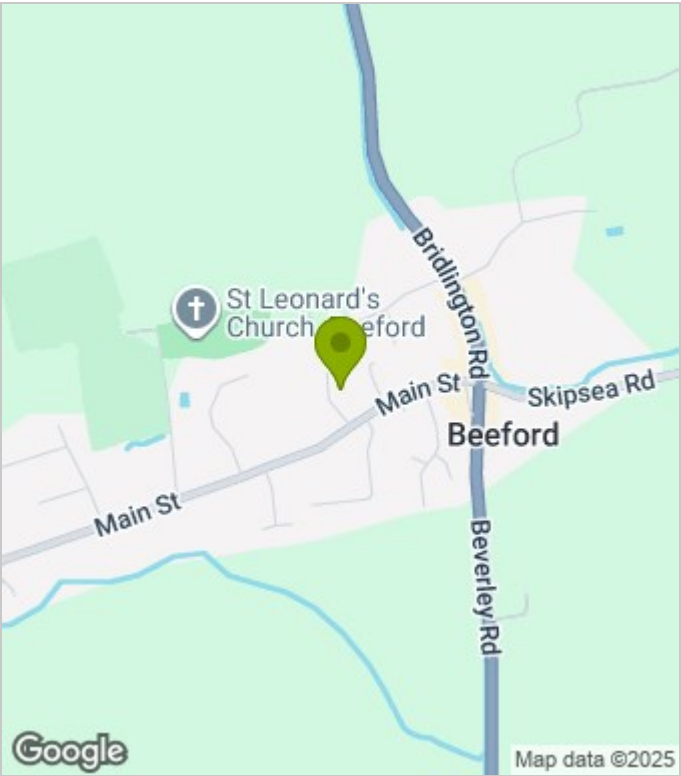
Rear Garden

Laid mainly to lawn, Fenced boundaries, Hedge boundaries and planted borders.

Garage

Wooden, barn style garage.





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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	