



**W&P**  
**WOOLLEY & PARKS**  
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**FOR SALE**

**3 Braemar Court**  
**Beeford, Driffield, East Yorkshire YO25 8BT**  
**Offers over £265,000**

**W&P** WOOLLEY  
& PARKS

\*\*\*IMPRESSIVE DETACHED BUNGALOW WITH GARAGE AND ENCLOSED GARDEN\*\*\*360° VIRTUAL TOUR AVAILABLE ONLINE \*\*\*

This well presented fully detached bungalow has been beautifully maintained and updated by the current owner to provide a warm and inviting home that wont fail to impress. Deceptively spacious and hugely versatile with quality bespoke features and an attractive vibrant decor to each and every room. The bungalow boasts an inviting entrance hall, relaxed sitting room, formal lounge, sun room extension, bespoke fitted kitchen, updated bathroom and two good sized bedrooms. Externally the property enjoys an impressive sized plot with well kept gardens, single garage and private drive. Located within the sought after village of Beeford with a variety of local amenities to hand. Competitively priced and with demand sure to be high, we strongly recommend early viewings to avoid disappointment.



**Entrance Hall** 2'5" x 2'11" (0.76m x 0.91m )  
Attractive composite door to front elevation, wood effect flooring and fitted coving.

**Sitting Room** 16'5" x 8'5" (5.02m x 2.57m )  
Hugely versatile living space currently used as a separate sitting room with double glazed window to rear elevation, attractive fitted coving, central heating radiator and wood effect laid flooring throughout.

**Lounge** 19'5" x 12'7" (5.94m x 3.86m )  
Spacious and naturally light lounge with double glazed box bay window to front elevation, feature oak fire surround with granite hearth creates a superb focal point with attractive fitted coving, French door access to sun room extension, beautiful decor, central heating radiators and fitted carpets.

**Sun Room** 8'8" x 18'3" (2.66m x 5.58m )  
Superb sun room extension with double glazed windows to rear elevation boasting unspoiled garden views, exposed brick feature wall and wood effect laid flooring.

**Kitchen** 10'7" x 9'0" (3.24m x 2.76m )  
Bespoke hand painted fitted kitchen offering a wide range of wall, base, drawer and display units with contrasting solid oak butcher block work surfaces and matching splash backs, inset single bowl sink unit with drainer and mixer tap over, integrated fridge, with ample space and plumbing for free standing appliances, fitted extractor hood, stylish vertical radiator, double glazed window to front elevation, fitted coving and wood effect flooring.

**Bathroom** 5'5" x 6'7" (1.67m x 2.02m )  
Attractive fitted bathroom comprising panelled bath complete with mains powered shower over and Drench shower head, vanity style unit incorporating

hand wash basin and storage plus low flush w/c, partially tiled walls, double glazed window to front elevation, wood effect flooring, central heating radiator and fitted coving.

**Main Bedroom** 13'9" x 11'11" (4.21m x 3.65m )  
Spacious main bedroom with double glazed window to rear elevation, fitted coving, central heating radiator and fitted carpets throughout.

**Bedroom Two** 8'5" x 8'11" (2.58m x 2.73m )  
A further good sized bedroom with double glazed window to side elevation, attractive coving, central heating radiator and fitted carpets.

**External**  
Occupying a generous plot with well kept gardens to both the front and rear. Having both mainly been laid to lawn with well stocked and decorative borders. The rear garden provides a fair degree of privacy with hedge surround, paved patio area and gated side access.

**Garage and Drive**  
Brick built garage with up and over door, power supply, light and personal door to the side. The garage is accessed via a gravelled drive which offers ample off street parking.

**Council Tax**  
Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band C

**Tenure**  
The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

**Disclaimer:**  
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a

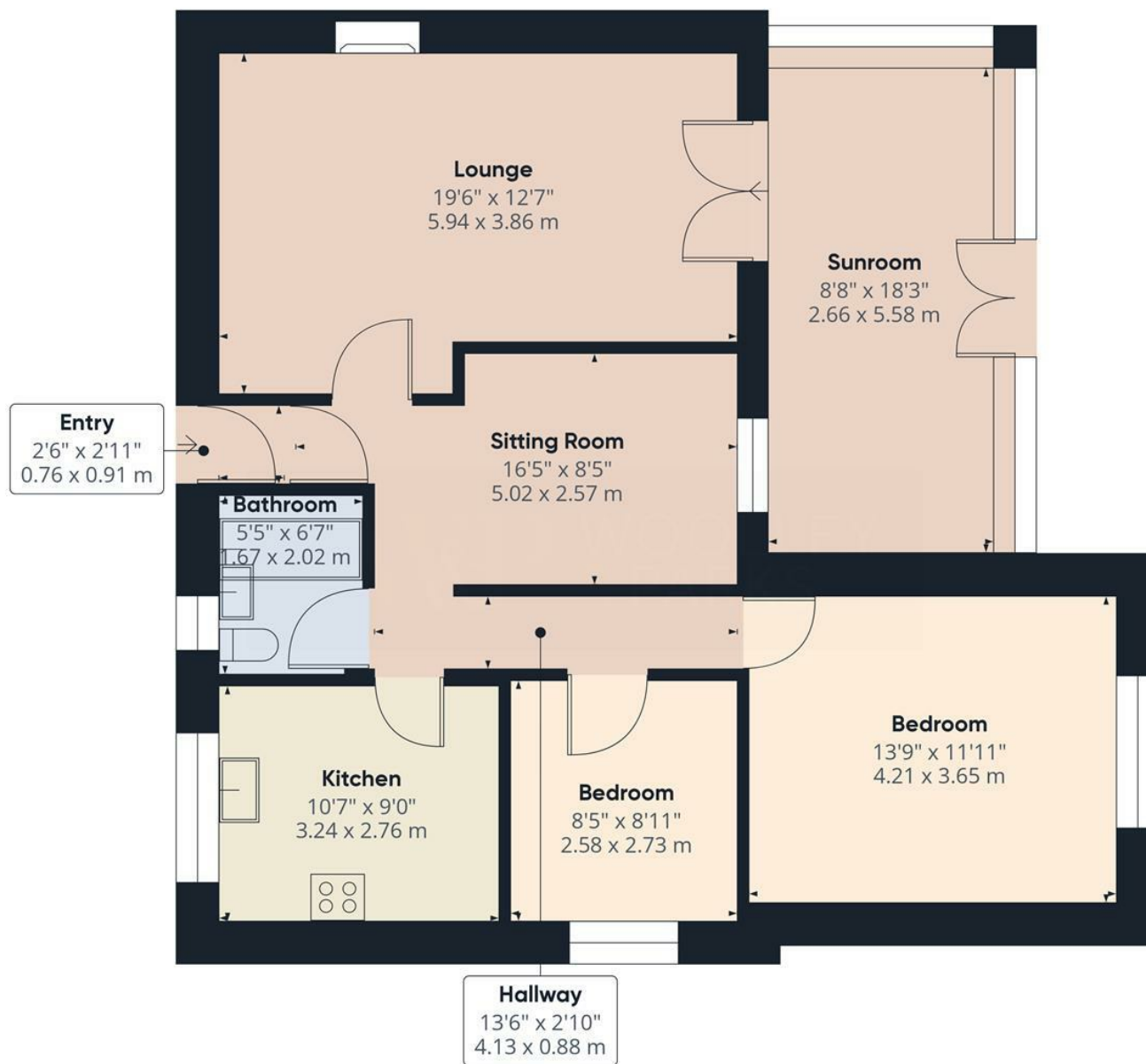
contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

**Draft Details:**  
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.

**Virtual Viewing/Videos**  
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).







Approximate total area<sup>(1)</sup>

948.66 ft<sup>2</sup>  
88.13 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Least	Very environmentally friendly - lower CO <sub>2</sub> emissions	Least
92-100 A		10-14 A	
82-91 B		15-17 B	
69-81 C		18-20 C	
55-68 D		21-23 D	
40-54 E		24-26 E	
21-39 F		27-29 F	
1-20 G		30-32 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	

England & Wales EU Directive 2002/91/EC