



## Main Street, Beeford, Drifffield, YO25 8DB

- Energy-efficient new build with solar panels included – Predicted EPC A rating
- Stunning open-plan living space with bi-folding doors to the garden
- Professional interior design consultation included with every home
- Generous enclosed garden and parking for at least two vehicles
- Located in the popular village of Beeford, with shops, pub, school and sports facilities nearby
- Choice of two alternative kitchen/diner layouts – open plan or separate rooms
- Buyer can choose their own Wren kitchen, flooring, tiling and finishes
- Three bedrooms and two bathrooms – main bedroom with en-suite
- Built by respected local developer Allon Homes – high quality and great value
- Comes with structural warranty and covered by the ICW Consumer Code for New Homes

**Price £315,000**



# Main Street, Beeford, Drifffield, YO25 8DB

## DESCRIPTION

Plot 18 – Manor Farm, Beeford, Drifffield, East Yorkshire YO25 8BD  
Three-Bedroom Detached Bungalow with Garage & Solar Panels –  
Predicted EPC 'A'

Situated in the sought-after village of Beeford, Manor Farm is an exclusive development of just 40 homes, crafted by well-regarded local developer Allon Homes. With strong demand already, the site offers a carefully designed collection of two-bedroom cottages through to executive four-bedroom homes – all combining energy efficiency with modern living.

Plot 18 is an impressive three-bedroom detached bungalow, finished to a high standard throughout. At its heart is a spacious open-plan kitchen, dining and living area, with bi-fold doors opening onto the rear garden. Buyers also have the option to adapt the floorplan to create a separate lounge, ensuring the home fits perfectly with their lifestyle.

Key features include:

A garage included as standard

A choice of Wren kitchen

Solar panels fitted as standard

The option to personalise flooring, tiling and colour schemes

Generous gardens and parking for at least two vehicles

Beeford itself is a vibrant village with a shop, post office, pub, sports facilities and a well-regarded primary school. The seaside town of Hornsea and the historic market town of Beverley are just a short drive away, offering a wide range of shopping, dining and leisure amenities.







### Viewings

Please contact [bridlington@hunters.com](mailto:bridlington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



27 Quay Road, Bridlington, YO15 2AR  
Tel: 01262 674252 Email: [bridlington@hunters.com](mailto:bridlington@hunters.com) <https://www.hunters.com>

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| 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>                            |                                                                                                             |           |
| (55-68) <b>D</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  |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

