



Main Street,, Beeford, Driffield, YO25 8DB

- Attractive three-bedroom detached bungalow
- Spacious open-plan kitchen/dining/living area with bi-fold doors to the garden
- Choice of Wren kitchen with modern finishes
- Generous garden providing excellent outdoor space
- Built to a high standard by local developer Allon Homes
- Energy-efficient design with solar panels – Predicted EPC 'A'
- Flexible layout with option to create a separate lounge
- Buyers can personalise flooring, tiling and colour schemes
- Private Driveway for parking
- Set within the popular village of Beeford, close to Beverley, Hornsea and local amenities

Price £295,000



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DESCRIPTION

Plot 35 – Manor Farm, Beeford, Driffield, East Yorkshire YO25 8BD
STAMP DUTY PAID FOR LIMITED TIME ONLY*
Detached Bungalow with Solar Panels – Predicted EPC 'A'

Set within the attractive village of Beeford, Manor Farm is an exclusive development of just 40 homes that has already proven extremely popular. Built by respected local developer Allon Homes, these properties combine high-quality construction with excellent value, offering energy-efficient homes to suit a wide range of buyers – from charming two-bedroom cottages to spacious four-bedroom executive homes.

Plot 35 is a beautifully designed three-bedroom detached bungalow finished to a superb specification. The home offers bright, modern living with an open-plan kitchen, dining and living space, enhanced by bi-folding doors leading onto the garden. For added versatility, the floorplan can be adapted to create a separate lounge, giving buyers the option to tailor the layout to suit their lifestyle.

Each property includes a choice of stylish Wren kitchen, solar panels fitted as standard, and the opportunity to personalise finishes such as flooring, tiling and colour schemes. Generous gardens and parking for at least two vehicles come as standard.

Beeford itself is a well-served village, home to a general store, post office, pub, sports fields and a highly regarded primary school. The nearby seaside resort of Hornsea and the historic market town of Beverley are also within easy reach, offering further shopping, dining and leisure opportunities.







Viewings

Please contact 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.



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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) A			
(81-91) B			
(69-80) C			
(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	

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.

