



**£355,000**

**15 Blanchard Close,  
 Beeford**

**SERVICES**

All mains services will be connected.

**TENURE**

Freehold with vacant possession upon completion.

**COUNCIL TAX**

The council tax banding has not yet been assessed.

**VIEWING**

Strictly by appointment with the sole agents on 01377 241919.

**FREE VALUATION**

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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**Dee Atkinson & Harrison**





# 15 Blanchard Close, Beeford, East Yorkshire, YO25 8FU

## DESCRIPTION

With a reputation for building outstanding homes to high specifications, we are delighted to bring to the market the three further plot releases on this exclusive new development built by collaborating local builders; N P Smith Builders Ltd and John Duggleby Homes Ltd. Buyers can be assured of exceptional quality in terms of both construction and finish. Number 15 is a superb detached family home enjoys four generous sized bedrooms and three bathrooms and extends to just under 1590 sq ft of accommodation (excluding the integral garage) over two floors. The gas centrally heated and fully double glazed homes have a full LABC guarantee.

## LOCATION

Situated within the popular and conveniently located village of Beeford with provides a host of local amenities such as general store, post office, doctors surgery, church, primary school, playing fields, fish & chip shop, Chinese restaurant and a public house.

Further amenities lie within the neighbouring towns of both Bridlington and Driffield and Beeford is also easily commutable to Beverley and Hull.



## GENERAL SPECIFICATION

Traditional brick & block construction with a clay pan tile roof covering.

Upvc windows.

Composite front door.

Floating floor to the ground floor.

Plaster finish throughout.

6" pencil round skirting boards, 3" architraves, oak internal doors with chrome door furniture.

Decoration: Emulsion finish to all walls and ceilings. Gloss paint to all woodwork.

Bathroom: Close coupled WC, vanity basin units in a choice of colours. Bath with shower mixer tap.

Master en-suite: Kudos shower tray & screen, close coupled WC, built in basin unit.

2nd en-suite: Kudos tray & screen separate WC & basin.

Kitchen: Choice of door and worktop finish from builders range by Blossom Avenue Kitchens. Kitchen to include integral appliances including: hob, oven, dishwasher and fridge freezer.

Utility room: Choice of finish to units. Plumbing for washing machine.

Gas fired combination boiler. Heating via radiators to all rooms.

Electrics: Centre lights to all rooms, spots to kitchen and bathrooms, heat & smoke alarms as required, generous allocation of sockets throughout. BT supply, TV points to lounge, kitchen, bed 1 & 2. Provision for electric vehicle charging point and external lights.

External: Tarmac finish to the drive, close boarded 1.8m fencing forming division from other properties. Seeded or turfed garden areas. Paved paths to front door, access to side of dwelling, rear path and patio area.

10 yr warranty provided by LABC.

All properties will be connected to all mains services and drains.

All properties will be served by private access road.

Green space and street lighting all to be maintained by Management Co. Each property will be liable for a service charge of £200 per annum.

## THE ACCOMMODATION COMPRISES:

### GROUND FLOOR

#### ENTRANCE HALL

With under stairs cupboard and staircase leading off. Oak internal doors lead off to:

#### WC

With low level WC and wash hand basin.

### LIVING ROOM

#### KITCHEN

The kitchen will be fitted with an extensive range of attractive flush style kitchen units including inset sink, base, wall and drawer units with a choice of door and worktop finish from the builders range by Blossom Avenue Kitchens. Kitchen to include integral appliances including: hob, oven, dishwasher and fridge freezer.

#### UTILITY ROOM

With choice of finish to the units and plumbing for a washing machine.

### FIRST FLOOR

#### LANDING

With built in airing cupboard.

#### MASTER BEDROOM

#### EN-SUITE SHOWER ROOM

With Kudos shower tray & screen, close coupled WC, vanity wash hand basin.

#### BEDROOM TWO

#### EN-SUITE

Kudos tray & screen separate WC & basin.

#### BEDROOM THREE

#### BEDROOM FOUR

#### BATHROOM

With close coupled WC, vanity basin unit in a choice of colour. Bath with shower mixer tap.

#### GARAGE

With close coupled WC, vanity basin unit in a choice of colour. Bath with shower mixer tap.

#### OUTSIDE

Front and rear gardens. Tarmac private drive to the garage. Lawns will be either turfed or seeded. Paved paths and patio.

#### \*PHOTOGRAPHS AND PLANS

This brochure has been prepared using illustrations and plans that are meant to provide a rough guide as to the layout and finish of the property. The photographs are of similar bathrooms that are fitted in other plots that are in a more advanced stage of construction.