



Rectory Lane
Beeford
Driffield
East Riding of Yorkshire
YO25

Offers in Excess of £262,000

bettermove

Rectory Lane Driffield

Bettermove are proud to present this 3 bedroom semi-detached house in Beeford, available with no forward chain.

This property benefits from double glazing, and gas central heating throughout, with off road parking available via a gated driveway.

The council tax band is B.

This property is used as a commercial property, but has all required permissions to become a full living accommodation.

The interior of this beautifully presented property comprises a spacious living room, reception room, currently used as front of shop, store room, WC, and fitted kitchen. Upstairs, you'll find three double bedrooms, and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

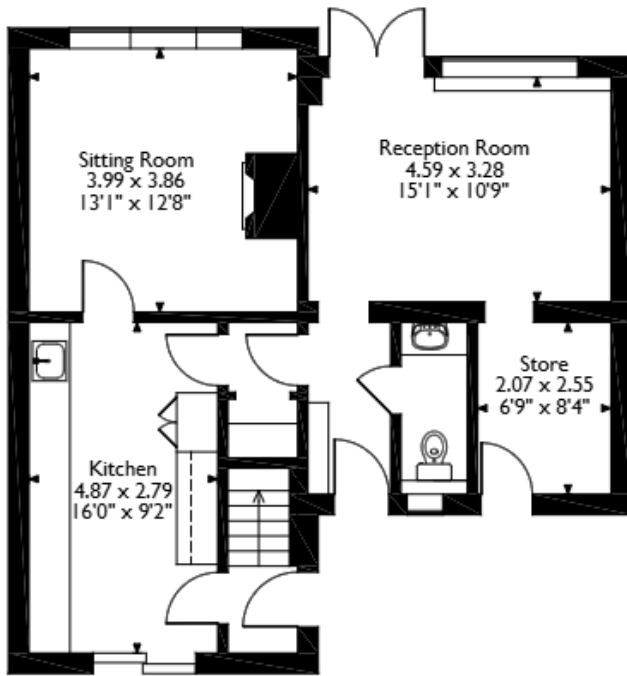
Located in the quiet village of Beeford, Driffield, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Nafferton Train Station (7.1 miles), a variety of local bus routes, and quick access to the A165.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.

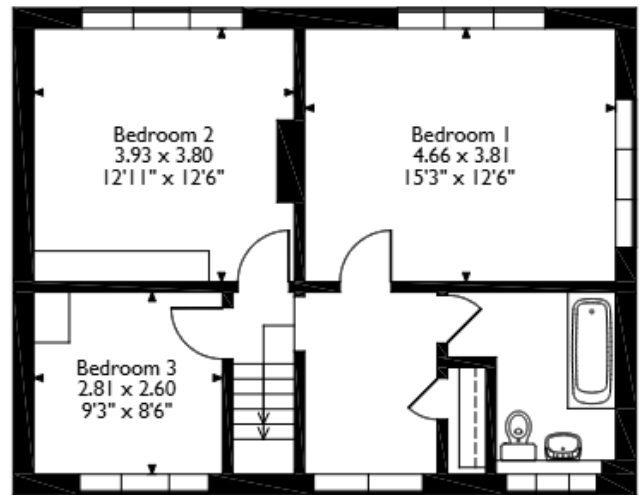


Rectory Lane, Beeford, Driffield

Approximate Gross Internal Area 118 Sq M/1270 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	58	82
(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, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A	52	78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 



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