



**Beeford Road
Skipsea Brough
Driffield
East Riding of Yorkshire
YO25**

Offers in Excess of £710,000

bettermove

Beeford Road

Driffield

Bettermove are proud to present this 5 bedroom detached house in Skipsea Brough, available with no forward chain.

The property benefits from double glazing, solar panels, and oil central heating throughout, with ample off road parking available.

The council tax band is D.

The interior of this charming character home comprises a spacious lounge, snug, dining room, fitted kitchen, utility room, alongside a shower room and WC on the ground floor, together with five well-proportioned bedrooms and one family bathrooms arranged across the first floor. The property also benefits from a substantial attached garage/workshop offering excellent storage or potential for a variety of uses. The exterior boasts approximately two acres of grounds, providing extensive outdoor space perfect for enjoying the countryside, entertaining or further enhancing the property. The property also includes planning permission for six shepherds huts in the paddock attached to the house.

Located in the popular hamlet of Skipsea Brough, Driffield, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Nafferton train station, 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.



Brough House, Beeford Road, Skipsea Brough, Driffield
 Approximate Gross Internal Area
 Main House = 233 Sq M/2506 Sq Ft
 Garage/Workshop = 72 Sq M/775 Sq Ft
 Total = 305 Sq M/3281 Sq Ft



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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F	36	
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk