



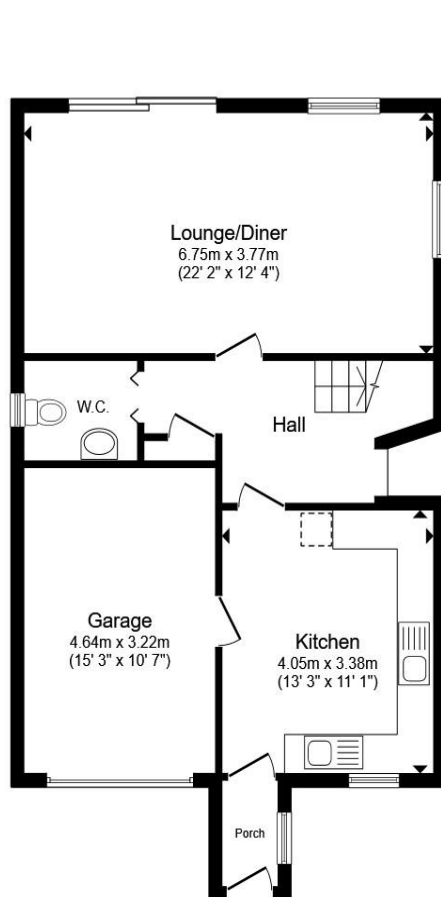
Wren Garth, Beeford, DRIFFIELD, YO25 8FQ

Welcome to

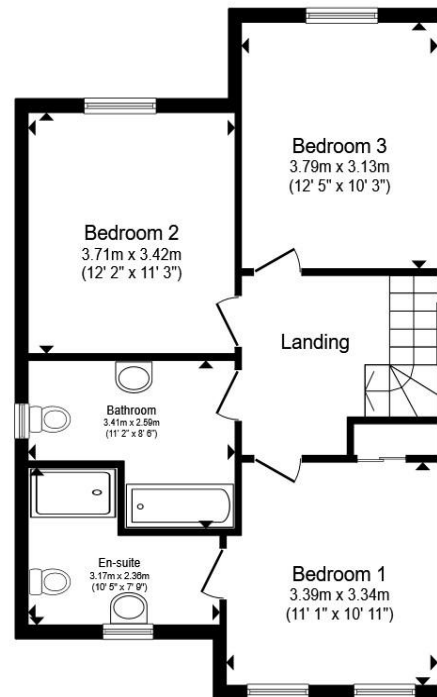
Wren Garth, Beeford, DRIFFIELD

GUIDE PRICE £280,000 - £290,000. A modern three-bedroom detached home built in 2018, featuring a master bedroom with en-suite, integral garage and stunning open views to the rear, located in the popular village of Beeford.





Ground Floor



First Floor

Entrance Porch

Kitchen

Hall

Cloakroom/WC

Landing

Bedroom One

En- Suite

Bedroom Two

Bedroom Three

Bathroom

Outside

Integral Garage

Agents Note

Please note a private road and service charge applies to this property, for further information please call our office on 01482 880488

Total floor area 130.2 m² (1,401 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Wren Garth, Beeford DRIFFIELD

- GUIDE PRICE £280,000 - £290,000.
- Modern detached home built in 2018
- Lounge/diner with elevated patio doors and open views
- Master bedroom with en-suite
- Driveway leading to garage

Tenure: Freehold EPC Rating: B

Council Tax Band: D

Guide price

£280,000- £290,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BEV107429](https://www.williamhbrown.co.uk/Property/BEV107429)



Property Ref:
BEV107429 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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