



**21A Hymers Close, Brandesburton YO25 8SQ**  
**Priced to Sell £220,000**

- Fantastic detached bungalow.
- Two very spacious double bedrooms.
- 18 foot living room.
- Corner plot.
- Well screened garden.
- Ample off street car parking.
- Drive and garage.
- Great village amenities.
- Good access to Beverley and Hornsea.
- Council Tax Band: C EPC Rating: C

A very well proportioned detached bungalow situated on a corner plot in this most popular Yorkshire Wolds village offering two extremely good sized double bedrooms along with an 18 foot living room, dining kitchen with separate utility, bathroom, conservatory and cloakroom with w.c. The plot offers excellent off street car parking along with a well screened side lawned garden with gravelled seating area and a further low maintenance paved garden area along with side driveway and detached single garage. This really is a super bungalow located in an excellent village with great access to the market towns of Beverley and Driffield as well as the East Yorkshire coastal towns of Hornsea and Bridlington.

#### LOCATION

Brandesburton itself is a well regarded North Holderness village which lies just off the main A165 Hull to Bridlington road. The village has a parish population of around 1362 (1991 census) and is convenient for access to the city of Hull (about 15 miles), the market towns of Beverley (about 8 miles) and Driffield (about 10 miles), as well as the East Yorkshire coast. The village is served by a variety of local shops, two public houses, a Chinese restaurant, its own primary/junior school and a number of recreational facilities including the nearby 18 hole golf course.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALL

With built-in cloaks cupboard. Timber effect flooring and radiator. Built-in cupboard housing gas fired central heating boiler.

##### CLOAKROOM

Low level w.c. with wash hand basin. PVCu sealed unit double glazed window and radiator.

##### LIVING ROOM

18'0" x 10'5" (5.49m x 3.18m)  
Log burner on stone hearth, timber effect flooring, sealed unit double glazed door to conservatory and PVCu sealed unit double glazed window.

##### CONSERVATORY

12'9" x 5'4" (3.89m x 1.63m)  
Of PVCu sealed unit double glazed construction.

##### DINING KITCHEN

11'6" x 11'6" (3.51m x 3.51m)  
Base and eye level units with timber effect roll edge work surfaces having fitted eating section. Electric double oven and gas hob. One and half bowl single drainer sink unit. PVCu sealed unit double glazed windows to two elevations and radiator.

##### UTILITY ROOM

5'8" x 5'8" (1.73m x 1.73m)  
With plumbing for automatic washing machine. PVCu sealed unit double glazed door to outside and radiator.

##### BEDROOM 1

11'6" x 9'9" (3.51m x 2.97m)  
Timber effect floor. PVCu sealed unit double glazed window and radiator.

##### BEDROOM 2

12'0" x 9'0" (3.66m x 2.74m)  
Timber effect floor. PVCu sealed unit double glazed window and radiator.

##### BATHROOM

8'6" x 6'0" (2.59m x 1.83m)  
Panelled bath with shower in separate cubicle, vanity wash basin with fitted cupboards. PVCu sealed unit double glazed window and towel radiator.

##### OUTSIDE

To the front of the property is a gravelled forecourt providing additional off street car parking facility complimenting the side brick sett driveway. Directly to the rear of the house is a paved garden with gravel beds whilst at the side is a well screened lawned garden with gravel seating area.

##### GARAGE

The property benefits from a detached brick and tile single garage with up and over door and personal access door.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### DOUBLE GLAZING

The property benefits from PVCu double glazing.

##### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

##### VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

##### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the

locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email [beverley@qandc.net](mailto:beverley@qandc.net)

GROUND FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Metapix C1025