



Quick & Clarke

PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within
Beverley
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29 ReedsWay, Brandesburton, East Yorkshire, YO25 8SF
Offers in the region of £199,950



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

- Beautifully presented home
- Conservatory extension
- Modern bathroom
- Parking & additional gated parking
- Energy Rating - To Be Confirmed

- Modern dining kitchen
- Three bedrooms
- Gardens front & rear
- Must be viewed

LOCATION

This property fronts onto Reedsway, which leads from St. Quintin Park within the popular village of Brandesburton.

Brandesburton is a highly regarded village in the sought-after North Holderness area, pleasantly set just off the main A165 Hull to Bridlington Road, offering excellent connectivity while retaining a strong village character. The parish has a population of approximately 1,522 (2011 census) and enjoys a thriving, well-balanced community. The village is ideally located for commuters and leisure alike, with convenient access to the city of Hull (around 15 miles), the market towns of Beverley (approximately 8 miles) and Driffield (around 10 miles), as well as the East Yorkshire coastline.

Brandesburton benefits from a good range of local amenities including village shops, two public houses, and its own primary school. Recreational facilities are particularly strong, highlighted by a well-established 18-hole golf course, making the village an appealing choice for families, professionals, and those seeking an active village lifestyle.

ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, UPVC double glazing and is arranged on two floors as follow:

ENTRANCE HALL

With UPVC front entrance door, stairs leading off and one central heating radiator.

LOUNGE

13'11" x 12'4"
With a conglomerate hearth and inset with timber surround and incorporating a wood burning stove (not used by the current vendors but understood to be in working order), and one central heating radiator.

INNER HALL

With understairs storage area, laminate flooring and open to:

DINING KITCHEN

17' x 9'1"
With a good range of fitted base and wall units incorporating granite worksurfaces with an inset 1 1/2 bowl ceramic sink and matching breakfast bar, built in oven and split level gas hob with cooker hood over, plumbing for an automatic washing machine and space for a tumble dryer, pelmet lighting, downlighting to the ceiling, laminate flooring, one central heating radiator and double French doors to:

CONSERVATORY

9'7" x 10'9"
With a brick base and UPVC double glazed windows with a pitched glass roof, double French doors leading to the garden and laminate flooring.

FIRST FLOOR

LANDING

With an access hatch leading to the roof space which houses the central heating boiler and doorways to:

BEDROOM 1 (FRONT)

14' x 9'1"
With built in storage over the stairs and one central heating radiator.

BEDROOM 2 (REAR)

9'2" x 7"
With a UPVC double glazed Velux roof light and one central heating radiator.

BEDROOM 3 (REAR)

9'9" x 5'2"
Currently used as a dressing room. With a UPVC double glazed Velux roof light and one central heating radiator.

BATHROOM/W.C.

5'6" x 6'10"
With a panelled bath with mixer taps and hand shower over and screen above, pedestal wash hand basin, low

level W.C., part tiling to the walls and a ladder towel radiator.

OUTSIDE

The property sits back behind a fenced foregarden which incorporates lawn and a raised bed and hand gate leads to the rear garden.

To the rear is an easy to maintain patio garden with a large garden store with power and light laid on and there is a double gated entrance with parking infront and these can be opened into the rear garden providing additional off-street parking if required. There is also an outside cold water tap, external lighting and outside power socket.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

COUNCIL TAX BAND

The council tax band for this property is band B.

FLOOR PLAN

TO FOLLOW