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QUICK&CLARKE
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7 Orchard Mews, Brandesburton YO25 8PE

Offers in the region of £169,950

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- No Chain
- Upgraded in Recent Years
- Super Kitchen with Appliances
- Re-Fitted Shower Room
- Beautifully Appointed
- Low Maintenance Garden
- Central Location
- Parking Court
- Energy Rating - C

Offered for sale with no chain involved this modern cottage style property has been upgraded in recent years with a beautifully appointed breakfast kitchen including quality appliances, modern shower room and offers ready to move into accommodation in the centre of this popular village.

LOCATION

This property fronts onto Orchard Mews which leads from Main Street in a particularly convenient central village 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 1522 (2011 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 local shops, two public houses, a Chinese restaurant & take-away, it's own primary/junior school and a number of recreational facilities including an 18 hole golf course..

ACCOMMODATION

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

CANOPY PORCH

ENTRANCE HALL

With composite front entrance door, stairs leading off, solid Oak flooring and one central heating radiator.

CLOAKS/WC

With a re-fitted suite comprising of a concealed cistern/w.c, pedestal wash hand basin, half height tiling to the walls, ceramic tile flooring and one central heating radiator.

LOUNGE

14'7'' x 10'3'' (4.45m'' x 3.12m'')
With understairs cupboard, fire surround with space for an electric fire and one central heating radiator.

BREAKFAST KITCHEN

14'6'' x 9'6'' (4.42m'' x 2.90m'')
With a modern kitchen comprising fitted base and wall units with solid oak worksurfaces and matching breakfast bar, inset ceramic Belfast style sink and tiled splashbacks. There is an inset Bosch oven and split level gas hob with cooker hood over, integrated fridge freezer, dishwasher and cupboard housing the central heating boiler, plumbing for an automatic washing machine, solid Oak flooring, downlighting, double French doors to the garden and one central heating radiator.

FIRST FLOOR

LANDING

With access hatch to the roof space, one central heating radiator and doorways to:

BEDROOM 1

14'6'' x 10'3'' (4.42m'' x 3.12m'')
With one central heating radiator.

BEDROOM 2

8'4'' x 9'7'' (2.54m'' x 2.92m'')
With a fitted cupboard and one central heating radiator.

SHOWER ROOM/W.C

5'10'' x 6'7'' (1.78m'' x 2.01m'')
With a modern suite comprising of a corner shower cubicle with hand shower and rain shower over, vanity unit housing the wash hand basin, concealed cistern/w.c, full height tiling to the walls, ceramic tiled flooring, down lighting and a combined towel warmer and radiator.

OUTSIDE

The property fronts onto a small foregarden with a paved pathway leading along the side of the property and to the courtyard parking where there is one space reserved for this property.

To the rear is a low maintenance paved garden with a fenced surround. There is also a cold water tap and external lighting.

COUNCIL TAX

The council tax band for this property is B.

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . 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.