



20 Elmfield Drive, Brandesburton YO25 8RR
Asking price £350,000

- Deceptively Spacious Home
- Extensive, Stunning Gardens
- Overlooking Golf Course
- Offering Superb Potential
- 19ft Dining Kitchen
- Lounge, Dining Room & Conservatory
- West Facing to Rear
- Garage
- Must be Viewed
- Energy Rating - D

Set in extensive gardens adjoining the golf course this extended detached home offers spacious accommodation throughout, offering the opportunity to put your own stamp on the property, along with excellent potential for further enlargement (subject to planning consents). NO CHAIN

LOCATION

The property is located on Elmfield Drive, a pleasant residential cul-de-sac leading off Main Street from New Road.

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, it's own primary/junior school and a number of recreational facilities including water sports, fishing and an18 hole golf course.

ACCOMMODATION

The accommodation has oil fired central heating via hot water radiators, UPVC double glazing and is arranged over two floors as follows:

ENTRANCE HALL

5'5" x 11'10" (1.65m x 3.61m)
With UPVC entrance door and side panel, stairs leading off with cupboard under and one central heating radiator.

CLOAKS/WC

With a low level w.c, pedestal wash hand basin with tiled splashback and one central heating radiator.

LIVING ROOM

21'8" x 12'7" (6.60m" x 3.84m")
With an open fire set on a stone hearth and inset, two central heating radiators and double multi pane doors leading to:

DINING ROOM

12'7" x 9' (3.84m" x 2.74m)
With double French doors leading to the conservatory.

CONSERVATORY

11'4" x 9' (3.45m" x 2.74m)
Enjoying lovely views over the rear garden, with a brick base, UPVC double glazing, a pitched polycarbonate covered roof and double French doors to the rear garden.

DINING KITCHEN

19'5" x 10'7" (5.92m" x 3.23m")
This room enjoys a lovely view over the rear garden and golf course beyond. With fitted base and wall units incorporating worksurfaces, inset stainless steel sink, built in double oven and split level ceramic hob with extractor over, tiled splashbacks, one central heating radiator and UPVC doorway to:

SIDE PORCH

With full height UPVC windows and sliding door to the garden, ceramic tiled flooring and doorway to:

UTILITY / BOILER ROOM

9' x 7'2" (2.74m x 2.18m")
With a floor mounted central heating boiler, plumbing for automatic washing machine, power and light laid on.

FIRST FLOOR

LANDING

With doorways to:

BEDROOM 1

20'3" x 12'8" (6.17m" x 3.86m")
Fitted wardrobes incorporating top storage cupboards with central drawers and one central heating radiator. There are superb elevated views over the gardens and golf course beyond.

BEDROOM 2

17'2" x 10'8" (5.23m" x 3.25m")
With fitted storage cupboards and one central heating radiator. This room enjoys excellent views over the rear gardens and golf course beyond.

BEDROOM 3

12'6" x 11' (3.81m" x 3.35m)
With fitted wardrobes incorporating top storage cupboard and matching drawers with dressing table, and one central heating radiator.

WET ROOM / W.C

10'6" x 5'6" (3.20m" x 1.68m")
Purpose built wet room with a large walk in shower incorporating a Mira electric instant shower over, pedestal wash hand basin, low level W.C., part tiled walls with non-slip flooring throughout and one central heating radiator.

OUTSIDE

The property has an attractive foregarden with a driveway leading to an on built single garage. There is also external lighting, with cold water tap, oil tank and two greenhouses to the rear of the property.

REAR GARDEN

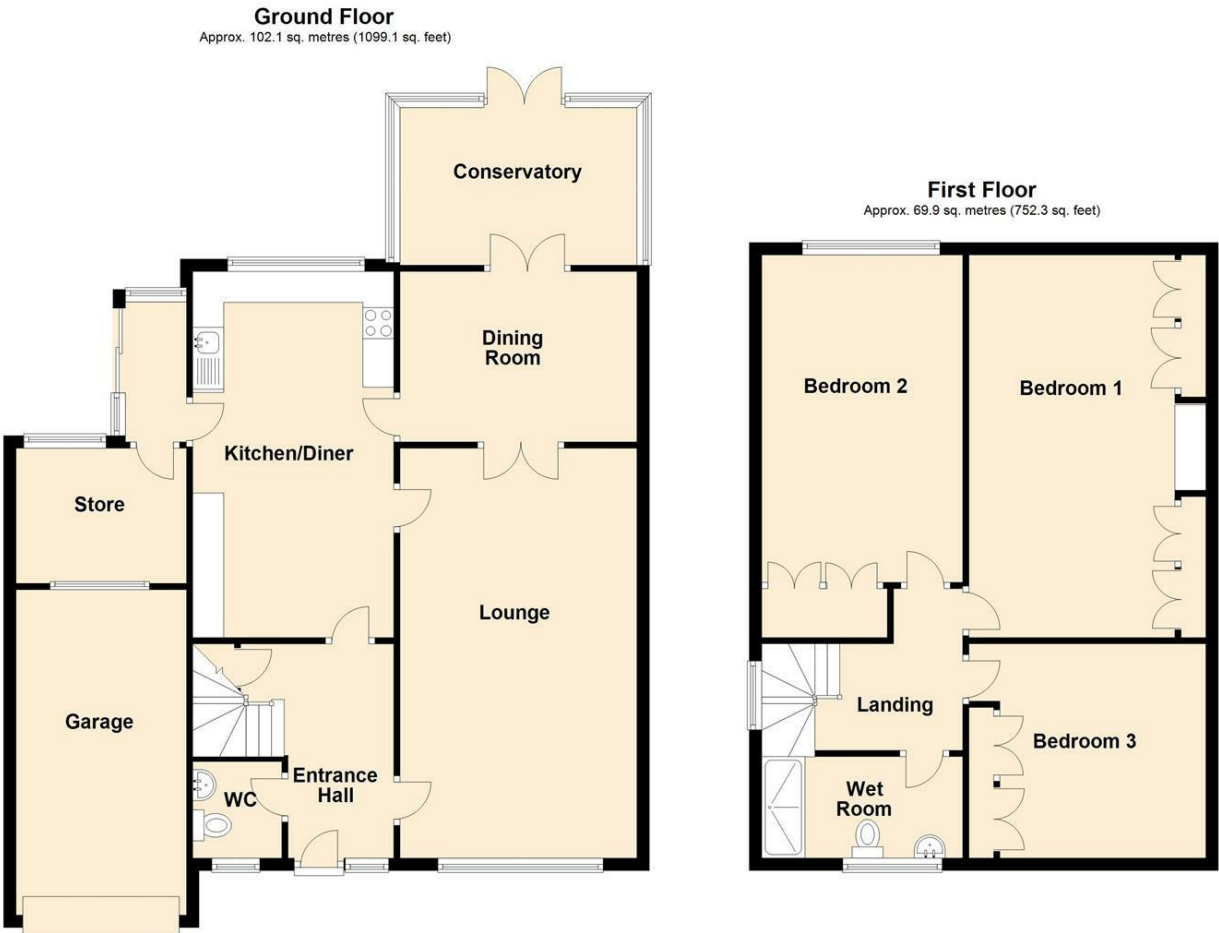
The delightful and extensive rear garden of the property has a westerly aspect and cannot fail to impress. It opens up from a patio by the conservatory into lawned areas with mature shrubs, planting and trees as well as seating areas and beautiful views over the adjoining golf course.

GARAGE

18'9" x 9' (5.72m" x 2.74m)
With up and over main door, power and light laid on.

COUNCIL TAX

This property is in Council Tax Band D.



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.