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QUICK&CLARKE

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Rustic Lodge New Road, Brandesburton YO25 8RX

Offers in the region of £315,000

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- NO CHAIN
- Three Double Bedrooms
- Open Outlook to Front
- Well Secluded to Rear
- Plenty of Parking
- Lovely Location
- Lounge & Dining Room
- West Facing Garden to Rear
- Garage
- Energy Rating - D

A particularly spacious detached bungalow which enjoys a choice position on the fringe of this popular village with an open outlook to the front and west facing garden to the rear. There are three double bedrooms, lounge and dining room, plenty of parking and a single garage. NO CHAIN.

LOCATION

This property enjoys a lovely, edge of village location fronting onto New Road with a pleasant outlook to the front towards fields along with a westerly aspect to the rear.

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 an 18 hole golf course.

ACCOMMODATION

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

ENTRANCE HALL

With UPVC side entrance door, built in storage cupboards, access hatch leading to the roof space and one central heating radiator.

LOUNGE

11'11" x 16' (3.63m x 4.88m)
With a bow window overlooking the foregarden, space for an electric fire with surround, ceiling cove, one central heating radiator and open square archway to:

DINING ROOM

8'11" x 11'5" (2.72m x 3.48m)
With laminate flooring, ceiling cove and one central heating radiator.

KITCHEN

8'5" x 14'6" (2.57m x 4.42m)
With fitted base and wall units incorporating solid pine fronts and contrasting work surfaces with an inset sink unit, tiled splashbacks, built in oven and split level ceramic hob with cooker hood over, integrated fridge freezer, plumbing for an automatic washing machine, UPVC rear entrance door and one central heating radiator.

BEDROOM 1 (REAR)

9'11" x 11'2" (3.02m x 3.40m)
With fitted wardrobes incorporating top storage cupboards and matching bedside tables and one central heating radiator.

BEDROOM 2 (REAR)

9'10" x 11'2" (3.00m x 3.40m)
With fitted wardrobes and a matching dressing table with drawers and one central heating radiator.

BEDROOM 3 (REAR)

9'4" x 12'10" (2.84m x 3.91m)
With one central heating radiator.

BATHROOM/W.C.

10'2" max 6' (3.10m max 1.83m)
With a tiled shower cubicle, pedestal wash hand basin, low level W.C., half height tiling to the walls, one central heating radiator and a ladder towel radiator.

OUTSIDE

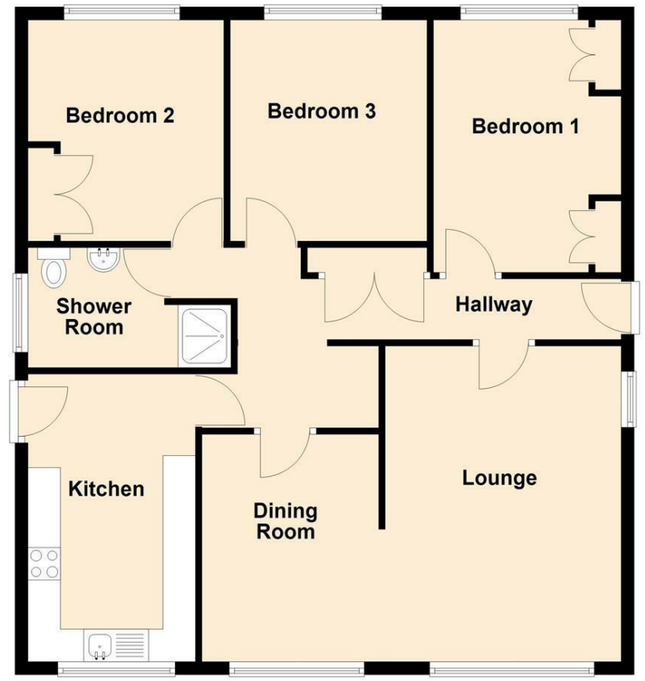
The property sits behind a generous lawned foregarden with a dwarf walled frontage and well stocked borders. A wide concrete driveway leads along the side of the bungalow to a single garage with up and over main door, power and light laid on. There is also an outside cold water tap located in the driveway.

To the rear is a mainly lawned garden with a summerhouse, the rear garden enjoys a great deal of privacy along with a Westerly aspect.

COUNCIL TAX BAND: C

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.

Floor Plan
Approx. 90.3 sq. metres (972.0 sq. feet)



Total area: approx. 90.3 sq. metres (972.0 sq. feet)