



6 Orchard Mews, Brandesburton YO25 8PE
Offers in the region of £179,950

- Superbly Appointed
- Re-fitted Breakfast Kitchen
- Modern Bathroom
- Easy to Maintain Gardens
- Central Village Location
- Must Be Viewed!
- Spacious Lounge
- Two Double Bedrooms
- Courtyard Allocated Parking
- Energy Rating - B

Well appointed throughout this semi-detached property enjoys an excellent village location with a recently fitted kitchen, modern bathroom/WC along with a courtyard garden and parking. Must be Viewed.

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:

SIDE ENTRANCE HALL

6'6 x 4'5 (1.98m x 1.35m)

With a composite entrance door, ceramic tiled floor covering, stairs leading to the first floor accommodation and one central heating radiator.

CLOAKS/WC

3'3 x 4'7 (0.99m x 1.40m)

With a modern suite comprising low level WC, wash

basin with tiled splashback and ceramic tiled floor covering.

BREAKFAST KITCHEN

9'6 x 9'6 (2.90m x 2.90m)

With a good range of fitted base and wall units incorporating contrasting worksurfaces and a matching breakfast bar, tiled splashbacks, an inset sink, matching cupboard housing a Vaillant gas central heating boiler, integrated dishwasher, built-in oven and split level hob with cooker hood over, downlighting to the ceiling, ceramic tiled floor covering, double uPVC French doors to the rear garden and one central heating radiator.

LOUNGE

10'6 x 14'7 overall (3.20m x 4.45m overall)

With an electric fire set in contemporary inset and surround, a large bay window to the front with views towards the park, downlighting to the ceiling and one central heating radiator.

FIRST FLOOR

LANDING

With an access hatch leading to the roofspace, one central heating radiator and doorways to:

BEDROOM 1 (FRONT)

14'7 x 10'4 (4.45m x 3.15m)

With fitted wardrobes along one wall and one central heating radiator.

BEDROOM 2 (REAR)

9'7 x 8'5 (2.92m x 2.57m)

Built-in storage cupboard and one central heating radiator.

BATHROOM/WC

5'11 x 6'7 (1.80m x 2.01m)

Modern suite comprising panelled bath with mixer taps and hand shower over, pedestal wash basin, low level WC, part tiling to the walls and one central heating radiator.

OUTSIDE

The property fronts onto an ornamental foregarden which wraps around the side of the property. To the rear is an easy to maintain, enclosed courtyard style garden which is mainly paved. There is also parking

allocation within a parking area to the rear of the property.

COUNCIL TAX BAND

The council tax band for this property is band 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.