



Quick & Clarke

PROPERTY SPECIALISTS

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23 Burton Fields, Brandesburton, YO25 8UN
Offers in the region of £179,950



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		97
(81-91)	B	85	
(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	

- No Chain
- Lounge and Lounge Kitchen
- Family Bathroom
- NHBC Warranty (from 2020)

- Mid-Terraced Home
- Two Bedrooms
- Enclosed Garden and Parking
- Energy Rating: B

(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.

LOCATION

This property is located on Burton Fields which leads of New Road on the fringe of 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, remaining ten year NHBC and is arranged on two floors as follows:

ENTRANCE HALL

With composite front entrance door and one central heating radiator.

CLOAKS / W.C.

With a vanity unit housing the wash hand basin, low level W.C., tiled splashback and one central heating radiator.

LOUNGE

10'6" x 16'4"

With stairs leading off incorporating a storage cupboard under and one central heating radiator.

DINING KITCHEN

13'1" x 11'10"

With a good range of base and wall units incorporating contrasting worksurfaces with an inset sink unit built in oven with microwave oven above and split level induction hob incorporating a cooker hood over, integrated fridge freezer, downlighting to the ceiling, a matching breakfast bar, a built in utility cupboard which incorporates plumbing for an automatic washing machine, one central heating radiator and UPVC rear entrance door.

FIRST FLOOR

LANDING

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

BEDROOM 1 (FRONT)

13'2" x 11'3"

With one central heating radiator.

BEDROOM 2 (REAR)

13'2" x 10'9"

With one central heating radiator.

BATHROOM / W.C.

6'5" x 5'7"

With a panelled bath incorporating mixer taps and a plumbed Rain shower over with screen above, vanity unit housing the wash hand basin, low level W.C., downlighting to the ceiling and a ladder towel radiator.

OUTSIDE

The property fronts onto a block paved courtyard where there is two parking space directly in front of the property.

To the rear is an enclosed garden with a paved patio and lawn beyond.

TENURE

The tenure of this property is understood to be freehold