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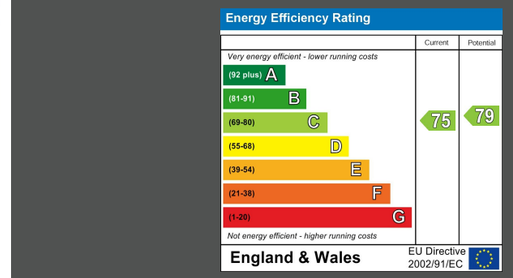
PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
HU18 1AW
01964 537123
hornsea@qandc.net



7 Aldermans Way, Brandesburton, YO25 8SG

Offers in the region of £198,950

- Beautifully appointed
- Two double bedrooms
- Workshop with utility room to rear
- Off street parking
- Dining kitchen
- Modern bathroom
- Enclosed rear garden
- Energy Rating - C

LOCATION
This property fronts onto Aldermans Way which leads off Boardman Lane, close to the centre of this popular village.

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 recently refitted UPVC double glazed windows and doors with composite front entrance door, gas central heating from a modern Combi boiler (fitted in 2024 with remaining 7 year guarantee) and is arranged on two floors as follows:

ENTRANCE HALL
With composite front entrance door, laminate flooring and a traditional style radiator.

LOUNGE
11' x 14'
With a wood burning stove set on a stone hearth with timber mantle over, fitted cupboards incorporating shelves above and TV point, laminate floor covering, a deep understairs storage cupboard and one central heating radiator.

DINING KITCHEN
14' x 8'5"
With a good range of fitted base and wall units incorporating contrasting work surfaces with an inset stainless steel sink unit and tiled splashbacks, a built in dishwasher and oven with split level gas hob and cooker hood over, laminate flooring, downlighting to the ceiling, double French doors to the rear garden and one central heating radiator complete with cover.

FIRST FLOOR

LANDING
With a built in cupboard incorporating a central heating radiator, an access hatch leading to the roof space with a folding loft ladder and also housing a modern Bosch Combi boiler which was installed in 2024 and has the remaining 7 year guarantee.

BEDROOM 1 (FRONT)
11' x 11'7"
With an over stairs storage cupboard, built in shelves to one side of the chimney breast and one central heating radiator.

BEDROOM 2 (REAR)
10'11" x 8'5"
With panelling to one wall and one central heating radiator.

BATHROOM/W.C.
5'2" x 7'10"
With a modern suite comprising of a panelled bath with mixer taps and plumbed shower over with screen above, vanity unit housing the wash hand basin, low level W.C., downlighting to the ceiling, part tilled walls and a ladder towel radiator.

OUTSIDE
The property fronts onto an ornamental foregarden with a double width parking drive in front of a large store/workshop which also has a useful utility room to the rear with plumbing for an automatic washing machine and space for a tumble dryer, Belfast sink and wall units, power and light laid on.

To the rear is pleasant enclosed garden with a gravelled patio to the immediate rear and lawn beyond with a large decked sun terrace and pergola. The garden has a fenced surround and there is also an external light and outside cold water tap.

COUNCIL TAX BAND
The council tax band for this property is band B.

TENURE
The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

Total area: approx. 62.6 sq. metres (673.9 sq. feet)