



Quick & Clarke

PROPERTY SPECIALISTS

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Garden House Main Street, Brandesburton, YO25 8RG
Offers in the region of £375,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(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	

- Spacious detached home
- Two reception rooms
- Master bedroom with en-suite
- Garage
- Must be viewed

- Tucked away location
- Super dining kitchen
- Plenty of parking
- Generous gardens
- Energy Rating - B

This property features with two reception rooms, a super dining kitchen plus a master bedroom with en-suite, all set in a generous garden plot with excellent parking and a garage.

LOCATION

This property is accessed along the side of number 76 Main Street along a gravelled access drive which opens out into a lovely garden plot within the centre of this sought after 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 mains gas central heating via hot water radiators with underfloor heating to the dining kitchen, UPVC double glazing and is arranged on two floors as follows:

ENTRANCE HALL

6'9" deepening to 12' x 14'8"

With a composite front entrance door, stairs leading off incorporating a recess under, downlighting to the ceiling, personal door to the garage, LVT flooring and a column radiator.

CLOAKS / W.C.

With a vanity unit housing the wash hand basin and a low level W.C., cloaks area, LVT flooring and a ladder radiator.

SNUG / OFFICE

7'5" x 10'

With two wall light points, LVT flooring and a column radiator.

LOUNGE

14'3" deepening to 16'9" x 16'7"

With downlighting to the ceiling, four wall light points and one central heating radiator.

DINING KITCHEN

29'1" x 9'1" deepening to 7'10"

Providing a lovely combined kitchen dining area with a breakfast bar to the kitchen allowing plenty of space for entertaining and family. There is a good range of fitted base and wall units incorporating solid oak fronts and granite worksurfaces with an inset 1 1/2 sink incorporating a conglomerate drainer, a slot in electric oven, integrated dishwasher, tiled splashbacks, downlighting to the ceiling, double French doors to the garden lead from the dining area and there is underfloor heating.

FIRST FLOOR

SPACIOUS LANDING

With an access hatch to the roof space, a built in shelved airing cupboard, downlighting to the ceiling and doorways to:

MASTER BEDROOM

17'9" x 11'6"

With downlighting to the ceiling, one central heating radiator and doorway to:

EN-SUITE SHOWER ROOM

8'8" x 5'7"

With a large walk in shower incorporating hand shower and Rain shower above, vanity unit housing the wash hand basin, low level W.C., LVT flooring, shower boarding to three walls and a ladder radiator.

BEDROOM 2

10'11" x 14'9" overall

With downlighting to the ceiling and one central heating radiator.

BEDROOM 3

16'11" x 9'8"

With two UPVC double glazed Velux roof lights, downlighting to the ceiling, built in storage cupboard and one central heating radiator.

FAMILY BATHROOM / W.C.

11'9" x 9'1"

With a large walk in shower incorporating hand shower and rain shower above, a twin ended bath with mixer taps and hand shower over with tiled splashbacks to the bath area, low level W.C., pedestal wash handbasin, part shower boarding to the walls, LVT flooring, UPVC Velux roof light and a ladder radiator.

OUTSIDE

Two timber opening gates open into a private driveway providing plenty of parking to the front and side with gravelled surfaces, the driveway leads to an on-built garage (10'9" x 17'5") with an automated roller main door, side personal door, power and light laid on. There is also a useful utility area to the garage which has timber worksurface, a Belfast style sink, fitted wall units. The garage also houses the central heating boiler.

Paved pathways lead along the front, side of the property and open out to a large paved patio and there are lawned gardens, flanking three sides of the property, enjoying both Southerly and Westerly aspects. The rear gardens incorporates a

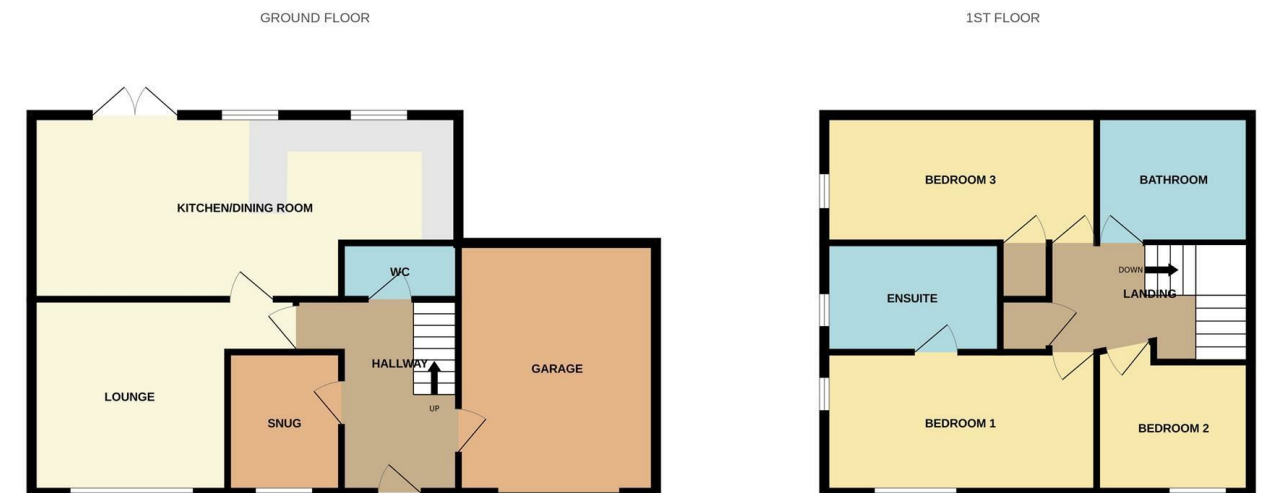
number of shrubs and has a fenced and brick walled surround. There is also external lighting, outside cold water taps and external power points.

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.

COUNCIL TAX BAND

The council tax band for this property is band E.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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