





The Property Specialists

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31 Hymers Close, YO25 8SQ
Offers in the region of £525,000

- Executive detached home
- Outstanding accomodation
- Set in a large plot
- Stunning kitchen day room and dining room
- Master suite with en suite and balcony
- Adjoining golf course beyond
- Generous garden
- Southly rear aspect
- Excellent parking and double garage
- Energy Rating - C

An outstanding executive detached home which has a stunning outlook over Hainsworth Park Golf Course and simply must be viewed to appreciate the quality and space of accommodation on offer.

LOCATION

The property sits in a particularly generous plot, and adjoins Hainsworth Park Golf Coure. Hymers close is a varied residential cul de sac, which leads off Reedsway from St Quintin Park.

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 anthracite triple glazing to the windows, mains gas central heating via hot water radiators and is arranged on two floors as follows:

GROUND FLOOR

ENTRANCE HALL

11'5 x 13'4 (3.48m x 4.06m)
Composite front entrance door and matching side panels, spindled staircase leading off, laminate flooring and a traditional style radiator.

CLOAKS/WC

3'4 x 9'8 (1.02m x 2.95m)
With a vanity unit housing the wash basin and concealed

cistern/WC, built-in storage cupboards, downlighting and a ladder radiator.

LOUNGE

14'4 x 20'5 (4.37m x 6.22m)
Bi-fold doors along one wall opening out onto the rear garden, dado rail with feature panelling beneath, column radiator and a traditional style radiator.

STUDY

10'8 x 9'9 (3.25m x 2.97m)
With ceiling cove and traditional radiator.

COMBINED KITCHEN, DAY ROOM AND DINING ROOM

30'6 max x 21'6 max (9.30m max x 6.55m max)
(17'11 deepening to 30'6 x 21'6 narrowing to 13'9 overall)
With an extensive range of base and wall units incorporating contrasting worksurfaces and a matching oversized central island with a breakfast bar and an inset Neff induction hob with feature light and extractor above, 1 1/2 bowl stainless steel sink, built-in Neff double oven, Neff microwave, integrated dishwasher, space for an American style fridge freezer, plumbing for an automatic washing machine, full height units, laminate flooring, personnel door into the garage, uPVC side entrance door. To the dayroom and dining area is downlighting, laminate flooring, double French doors leading to the rear garden which enjoys a super outlook and adjoins the golf course.

FIRST FLOOR LANDING

Part galleried landing, access hatch to the roof space which is partially boarded with power and light laid on and includes a folding loft ladder and insulation. There is a large built-in shelved storage cupboard, ceiling cove and doorways to:

MASTER BEDROOM

14'4 x 13'9 (4.37m x 4.19m)
Wardrobes along one wall incorporating mirrored fronts, ceiling cornice, traditional radiator and bi-fold doors opening out to a balcony which provides superb elevated views over the adjoining golf course and garden and includes a feature glass balustrade. An open arch leads to:

EN-SUITE

3'9 x 10'2 (1.14m x 3.10m)
Walk-in shower cubicle with hand shower and rain shower over, vanity unit housing the wash basin and concealed cistern/WC, tiled splashbacks and a ladder towel radiator.

BEDROOM 2 (REAR)

10'7 x 13'10 (3.23m x 4.22m)
Ceiling cove and traditional style radiator.

BEDROOM 3 (FRONT)

14'11 x 9'11 (4.55m x 3.02m)
With ceiling cove and traditional style radiator.

BEDROOM 4 (FRONT)

10'7 x 9'10 (3.23m x 3.00m)
Full height fitted wardrobes incorporating sliding fronts, feature panelling to the wall, downlighting and a traditional style radiator.

BATHROOM/WC

7'11 x 10'2 (2.41m x 3.10m)
Panelled bath incorporating mixer taps and hand shower, pedestal wash basin, low level WC, feature panelling to the lower walls with dado rail, and a ladder towel radiator.

OUTSIDE

The property sits in a large plot with extensive parking to the front and a small foregarden. There is a double width garage (18' x 19') which is currently sub-divided to provide a storage area to the front and a gymnasium to

the rear, and houses central heating boiler recently fitted in 2022, with an automated roller main door, power and light laid on. There is also an external store that runs along the eastern side of the property which is brick built and has front and rear entrance doors with light laid on.

The rear garden enjoys a great deal of privacy and adjoins Hainsworth Park Golf Course, and includes a large decked terrace to the immediate rear with a covered lean-to pergola and barbecue area, with external lighting and outside cold water tap, and beyond this is a particularly generous lawned garden with a mainly hedged surround. The rear garden enjoys a lovely southerly aspect and forms yet another attractive feature of this property. There is also a hot tub which is included with the property.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band F.



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