

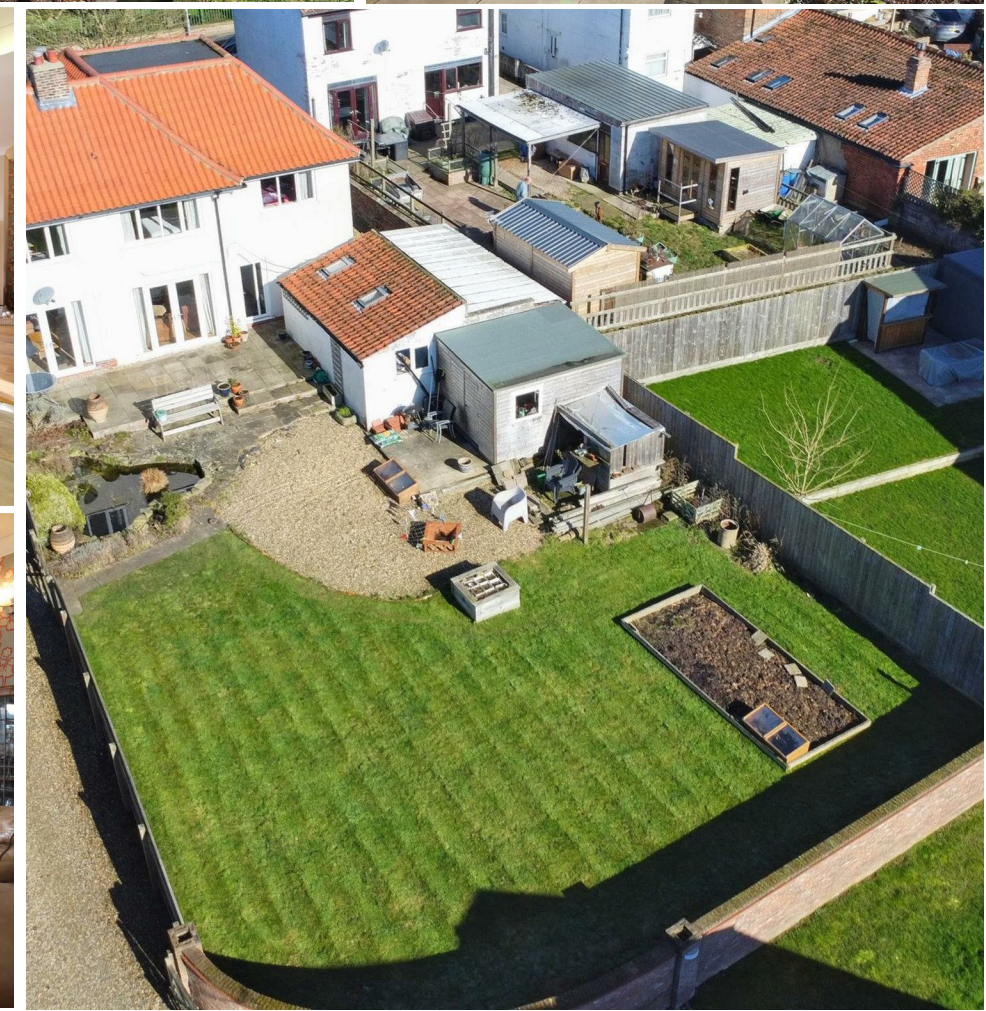


Quick & Clarke

PROPERTY SPECIALISTS

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76 Main Street, Brandesburton, East Yorkshire, YO25 8RG
Offers in the region of £435,000



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

- Superb Detached Home
- 24ft Kitchen & Day Room
- Sitting Room
- Shower Room & Family Bathroom
- Generous South Facing Rear Garden

- Set in a Large Plot
- Dining Room
- No Chain
- Excellent Parking, Car Port & Workshop
- Energy Rating - D

LOCATION

This property enjoys a lovely central village location fronting onto Main Street opposite the village primary school.

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, it's own primary/junior school and a number of recreational facilities including water sports, fishing and an 18 hole golf course.

ACCOMMODATION

The accommodation has main gas central heating via hot water radiators with underfloor heating to the kitchen, utility room & cloaks/w.c, UPVC double glazing and is arranged over two floors as follows:

ENTRANCE HALL

With composite entrance door, stairs leading off with cloaks recess under, engineered Oak flooring and one central heating radiator.

SITTING ROOM

11'11" x 12'8"
A lovely sunny room with French doors and matching side panels overlooking the rear garden, three wall light points and one central heating radiator.

DINING ROOM

15'1" x 10'10"
With engineered Oak flooring, three wall light points, one central heating radiator and open plan to:

COMBINED DAY ROOM & KITCHEN

24'7" x 14'6"
A super family space with stunning fitted kitchen featuring a large island with breakfast bar and gas hob with cooker

hood over, granite worktops, inset 1 1/2 bowl ceramic sink, integrated full height fridge, dishwasher and double oven, tiled splashbacks, UPVC rear entrance door to the kitchen area, downlighting to the ceiling and ceramic flooring incorporating underfloor heating. The day room has engineered Oak flooring, double French doors opening to the rear garden with full height picture windows to either side providing plenty of light and a lovely outlook to the garden, two wall light points, an open fire with cast iron inset, tiled hearth and timber surround.

UTILTY ROOM

11'9" x 10'9" overall
With composite side entrance door, fitted base and wall unit with ceramic Belfast style sink, timber worksurfaces with plumbing for automatic washing machine and space for a tumble dryer, wall mounted central heating boiler, ceramic flooring with underfloor heating and doorway to:

CLOAKS/W.C

With a low level w.c, wash hand basin with tiled splashback and ceramic tiled flooring with underfloor heating.

FIRST FLOOR

LANDING

A lovely spacious landing which also includes a large STUDY AREA with built in cylinder/airing cupboards, access hatch to the roof space and one central heating radiator.

BEDROOM 1

11'11" x 15'5"
With strip wooden flooring, one central heating radiator a lovely elevated outlook over the rear garden and beyond, and doorway to:

EN-SUITE SHOWER ROOM

7'2" x 4'
With a tiled shower cubicle, vanity unit housing the wash hand basin, low level w.c, ceramic tiled flooring, downlighting to the ceiling and a ladder radiator.

BEDROOM 2

11'10" x 15'5"
With a lovely outlook over the rear garden and beyond with built in cupboards and one central heating radiator.

BATHROOM/W.C

6'3" x 6'3"
With a white suite comprising of a panelled bath with electric instant shower over and screen above. vanity unit housing the wash hand basin and concealed cistern/w.c, wood laminate flooring, part tiled walls and a ladder towel radiator.

INNER HALL

With access to roof void and doorways to:

BEDROOM 3

11'8" x 10'4"
With an elevated outlook over the rear garden and one central heating radiator.

BEDROOM 4

11'11" x 7'8"
With one central heating radiator.

SHOWER ROOM/W.C

7'5" x 4'10"
With a walk in shower incorporating hand shower and rain shower above, pedestal wash hand basin, low level w.c, part tiled walls, downlighting to the ceiling, ceramic tiled flooring and one central heating radiator.

OUTSIDE

The property sits in a particularly generous plot with excellent parking to the front including an 'in' and 'out' driveway with a covered car port and large workshop which is fully insulated

with fitted units, water, power and light laid on.

A large paved patio adjoins the immediate rear of the property with ornamental pond, beyond this is a large lawn which has a curved feature walled and fenced surround., there is a large garden store and wood store. The rear garden enjoys a super southerly aspect and forms one of many of the lovely features this home provides.

COUNCIL TAX

The property has been placed in band ' E ' for council tax purposes.

TENURE

The property is understood to be freehold, confirmation will be provided by the vendors solicitors.

PHOTOGRAPHY

Please note some of the photographs in this listing were taken in 2025, but are still representative of the property today.

