



# Quick & Clarke

PROPERTY SPECIALISTS

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29 Reedsway, Brandesburton, East Yorkshire, YO25 8SF  
Offers in the region of £199,950



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	83
(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	

- Beautifully presented home
- Conservatory extension
- Modern bathroom
- Parking & additional gated parking
- Energy Rating - C

- Modern dining kitchen
- Three bedrooms
- Gardens front & rear
- Must be viewed

## LOCATION

This property fronts onto Reedsway, which leads from St. Quintin Park within 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 and is arranged on two floors as follow:

### ENTRANCE HALL

With UPVC front entrance door, stairs leading off and one central heating radiator.

### LOUNGE

13'11" x 12'4"  
With a conglomerate hearth and inset with timber surround and incorporating a wood burning stove (not used by the current vendors but understood to be in working order), and one central heating radiator.

### INNER HALL

With understairs storage area, laminate flooring and open to:

## DINING KITCHEN

17' x 9'1"

With a good range of fitted base and wall units incorporating granite worksurfaces with an inset 1 1/2 bowl ceramic sink and matching breakfast bar, built in oven and split level gas hob with cooker hood over, plumbing for an automatic washing machine and space for a tumble dryer, pelmet lighting, downlighting to the ceiling, laminate flooring, one central heating radiator and double French doors to:

## CONSERVATORY

9'7" x 10'9"

With a brick base and UPVC double glazed windows with a pitched glass roof, double French doors leading to the garden and laminate flooring.

## FIRST FLOOR

### LANDING

With an access hatch leading to the roof space which houses the central heating boiler and doorways to:

### BEDROOM 1 (FRONT)

14' x 9'1"

With built in storage over the stairs and one central heating radiator.

### BEDROOM 2 (REAR)

9'2" x 7'

With a UPVC double glazed Velux roof light and one central heating radiator.

### BEDROOM 3 (REAR)

9'9" x 5'2"

Currently used as a dressing room. With a UPVC double glazed Velux roof light and one central heating radiator.

### BATHROOM/W.C.

5'6" x 6'10"

With a panelled bath with mixer taps and hand shower over and screen above, pedestal wash hand basin, low to:

level W.C., part tiling to the walls and a ladder towel radiator.

## OUTSIDE

The property sits back behind a fenced foregarden which incorporates lawn and a raised bed and hand gate leads to the rear garden.

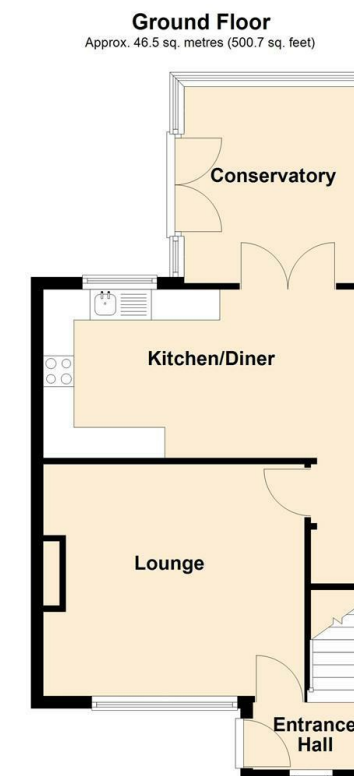
To the rear is an easy to maintain patio garden with a large garden store with power and light laid on and there is a double gated entrance with parking in front and these can be opened into the rear garden providing additional off-street parking if required. There is also an outside cold water tap, external lighting and outside power socket.

## 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 B.



Total area: approx. 81.2 sq. metres (873.6 sq. feet)