



# Quick & Clarke

PROPERTY SPECIALISTS

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

Maple Lodge, 3 The Meadows, Brandesburton, YO25 8QG  
Offers in the region of £389,950



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- Well appointed detached house
- Private cul -de-sac setting
- Modern en-suite to master bedroom
- Lovely enclosed garden
- Energy Rating - C

- Very popular village location
- Stunning open plan kitchen dining room
- Integral garage and parking drive
- Council Tax Band - E



## LOCATION

This property enjoys a tucked away location on The Meadows, a small and pleasantly varied cul-de-sac which leads off Frodingam Road close to the centre of this popular village.

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 Driffild (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 mains gas central heating via hot water radiators, UPVC double glazing and is arranged over two floors as follows:

### ENTRANCE HALL

uPVC front entrance door, engineered oak flooring, spindled staircase leading to the first floor incorporating a deep understairs cupboard and a personnel door to the garage.

### CLOAKS/WC

Wash basin with tiled splashback, low level WC, engineered oak flooring and one central heating radiator.

### LOUNGE

12'11" x 15'11" plus bay  
Bay window to the front, gas fire set in a conglomerate marble hearth and inset, engineered oak flooring, two wall light points, ceiling cove and two central heating radiators.

### KITCHEN DINING AND DAY ROOM

26'9" x 15'3" overall plus 8'2" x 3'11"  
With an excellent range of base and wall units incorporating full height storage cupboards and a double

width island which has composite worksurfaces with a Bosch induction hob and feature extractor and ceiling light above, Bosch oven and microwave oven, an inset 1 1/2 bowl ceramic sink, double French doors leading to the rear garden set in a feature bay, uPVC door leading to the side garden, engineered oak flooring, a ladder radiator, two central heating radiators, downlighting and feature lighting to the kickboard.

### FIRST FLOOR LANDING

Access hatch leading to the roofspace, built-in cupboard, one central heating radiator and doorways to:

### MASTER BEDROOM

12'10" x 15'10"  
With one central heating radiator and doorway to:

### EN-SUITE SHOWER ROOM

7'5" x 6'2"  
Recently upgraded with a modern corner shower cubicle, vanity unity housing the wash hand basin and concealed cistern w.c, mermaid boarding to the walls and a feature wall radiator.

### BEDROOM 2

13'6" x 11'3"  
With a two deep built in cupboards and one radiator,

### BEDROOM 3

15'9" x 10'  
With laminate flooring and one radiator.

### BEDROOM 4

9'6" x 8'9"  
With laminate flooring and one radiator.

### SHOWER ROOM

7' x 6'3"  
With a modern suite comprising a large shower enclosure, vanity wash hand basin and wc. Tiled walls with alcove shelving and towel radiator

## OUTSIDE

The property fronts onto a lawned foregaren with a private parking drive in front of the single garage. A sheltered patio adjoins the side of the kitchen where there is a seating area and hot tub. To the rear is a lovely enclosed garden with a paved patio and generous lawn beyond. There are hand gated to either side of the property, external lighting and an outside cold water tap.

## INTEGRAL GARAGE

17'6" x 8'3"  
With an up and over door and door from hallway. With light and power and the wall mounted gas combi boiler, fitted base and wall units and plumbing for a washing machine.

## TENURE

The property is understood to be freehold, confirmation will be provided by the vendors solicitors, and vacant possession will be given upon completion.

## COUNCIL TAX

The property is in council tax band E.



Ground Floor



First Floor