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5 Church Lane, Brandesburton YO25 8QZ
Offers in the region of £175,000

- True Bungalow
- Popular Village Location
- Set in Generous Gardens
- Lounge & Dining Kitchen
- Two Bedrooms
- Shower Room/W.C.
- Parking Drive
- Energy Rating: D

A lovely true bungalow set in generous gardens and enjoying a central location within this popular village.

LOCATION

This property is located on Church Lane, which leads from Main Street close to the centre of the 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 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 mains gas central heating via hot water radiators from a modern combi-boiler, uPVC double glazing and is arranged on one floor as follows:

SIDE PORCH

L-SHAPED ENTRANCE HALL

With a uPVC entrance door, an access hatch to the roof space with a folding loft ladder and a light, laminate flooring and one central heating radiator.

LOUNGE

10'11" x 14'10" (3.33m x 4.52m)
With a feature cassette gas fire with a timber mantel over and one central heating radiator.

DINING KITCHEN

10'10" x 14'8" (3.30m x 4.47m)
With fitted base and wall units incorporating work

surfaces with an inset stainless steel sink unit, tiled splashbacks, built-in oven and split-level ceramic hob with cooker hood over, cupboard housing a modern Vaillant central heating boiler and one central heating radiator.

BEDROOM 1 (REAR)

10'11" x 13'6" (3.33m x 4.11m)
With a lovely outlook over the rear garden and one central heating radiator.

BEDROOM 2 (REAR)

10'10" x 8'7" (3.30m x 2.62m)
With a lovely outlook over the rear garden and one central heating radiator.

SHOWER ROOM/W.C.

7'3" x 4'4" (2.21m x 1.32m)
With a modern suite comprising an independent shower cubicle with an electric instant shower and shower panels to the walls, pedestal wash hand basin, low level w.c., full height tiling to the walls and an electric ladder towel warmer.

OUTSIDE

The property is set back behind a generous fore garden and there is a long parking drive which leads along the side of the bungalow.

To the rear is a pleasant garden which incorporates a paved patio and raised garden beyond with borders and a former garage which is of concrete sectional construction with up-and-over main door and a side personal door. The rear garden has a pleasant aspect adjoining the primary school playing fields. There is also an outside cold water tap located in the driveway.

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 B.

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.



Total area: approx. 63.5 sq. metres (683.9 sq. feet)