

Road Map



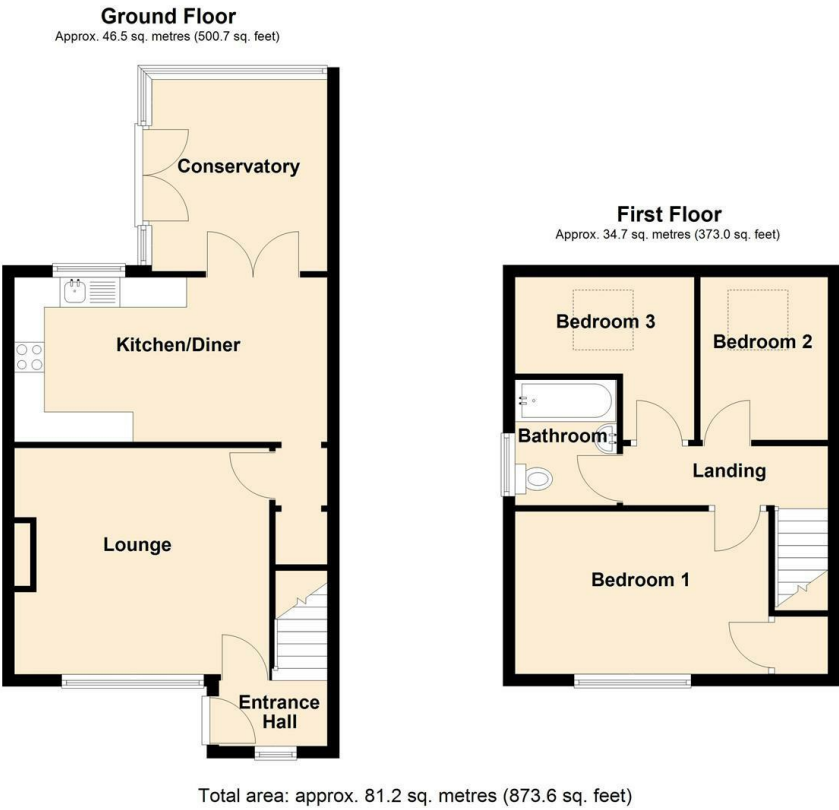
Hybrid Map



Terrain Map



Floor Plan

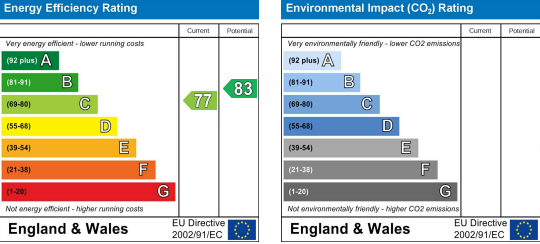


Viewing

Please contact our Q & C Hornsea Office on 01964 537123 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Graph



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

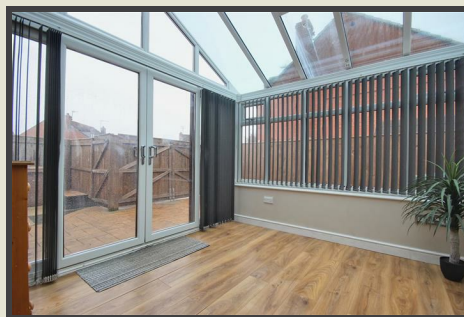




# 29 Reedsway

Brandesburton YO25 8SF

Offers in the region of £199,950



## 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" (4.24m x 3.76m)

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" (5.18m x 2.77m)

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" (2.92m x 3.28m)

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" (4.27m x 2.77m)

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

## BEDROOM 2 (REAR)

9'2" x 7' (2.79m x 2.13m)

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

## BEDROOM 3 (REAR)

9'9" x 5'2" (2.97m x 1.57m)

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" (1.68m x 2.08m)

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

