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PROPERTY SPECIALISTS

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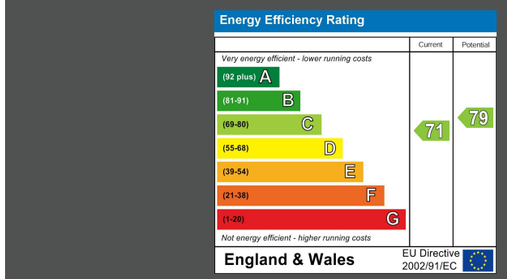
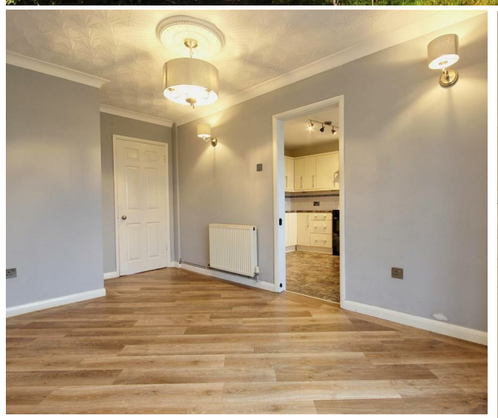


15 Elmfield Drive, Brandesburton, YO25 8RR

Offers in the region of £340,000



- Spacious detached bungalow
- Two reception rooms
- Generous plot
- Excellent parking to rear
- No chain
- Three bedrooms
- Well maintained accommodation
- Gardens front and side
- Double garage
- Energy Rating: C

LOCATION
This property is located on Elmfield Drive which leads from Main Street, well positioned for access to local amenities within this sought after village.

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 one floor as follows:

REAR ENTRANCE HALL
4'4" x 13'8"
With composite entrance door, LVT flooring, built in cloaks cupboard with top storage cupboards over, a further deep shelved storage cupboard and one central heating radiator.

LOUNGE
11'11" x 19'11"
With a gas fire set in a conglomerate hearth and inset with timber surround, dado rail, bow window to the front and sliding patio door to the side garden and one central heating radiator.

DINING ROOM
8'10" x 15' (max)
With a bow window to the front, LVT flooring, two wall light points and one central heating radiator.

KITCHEN
10'4" x 11'11"
With fitted base and wall units incorporating worksurfaces with an inset sink unit, integrated dishwasher and fridge, a slot in electric cooker with cooker hood over, composite front entrance door, LVT flooring and one central heating radiator.

BEDROOM 2 (REAR)
11'11 x 9'
With dual aspect windows, dado rail, TV point and one central heating radiator.

INNER HALLWAY
With LVT flooring, a built in cupboard and doorway leading into the utility/workshop area (former garage) and doorways to:

BEDROOM 1 (FRONT)
15'4" x 11'11"
With fitted wardrobes along one wall incorporating drawers and two central heating radiators.

BEDROOM 3 (REAR)
10' x 10'6"
With a full height fitted wardrobes incorporating sliding fronts and one central heating radiator.

BATHROOM/W.C.
8'9" x 8'3"
With a corner bath, an independent shower cubicle, pedestal wash hand basin, low level W.C., full height tiling to the walls, ceramic tile floor covering and one central heating radiator.

UTILITY ROOM / WORKSHOP
8'11" x 20'11"
With a wall mounted modern combi boiler, plumbing for automatic washing machine, personal door to the side and one central heating radiator. This room offers further potential for enlargement, subject to any relevant planning consents.

OUTSIDE
The property enjoys a generous garden plot with a lawned foregarden behind a dwarf walled and railed frontage with a hand gate and a Crazy paved path leading to the front of the property and to either side of the bungalow.

A generous low maintenance garden adjoins the side of the bungalow with paved and gravelled surfaces, mature hedging and double gates lead to the driveway. A generous double width parking drive leads from Elmfield Drive providing excellent off street parking facilities and leading to the double garage (19'5" x 19') with twin up and over main doors, power and light laid on.

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 E.