Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE
The Property Specialists

2 Market Place, Hornsea,
East Riding of Yorkshire HU18 1AW
Tel: 01964 537123 | Email: hornsea@qandc.net
www.quickclarke.co.uk

# 3 St. Quintin Park, Brandesburton YO25 8SE

## Offers in the region of £179,950

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- No Chain
- Three Bedrooms
- 17ft Lounge
- South Facing to Rear
- Must be Viewed
- Great Village Location
- Dining Kitchen
- Conservatory
- Parking to Rear

Enjoying a convenient central village location and offered for sale with no chain involved this property offers well proportioned accommodation with dining kitchen, 17ft lounge, w.c, conservatory extension, three bedrooms and bathroom. To the rear is a pleasant garden which enjoys a southerly aspect, and beyond the garden is an off street parking space.

## LOCATION
This property is located close to the entrance of St Quintin Park which leads from Main Street, conveniently located close to the centre of this popular village.

## ACCOMMODATION
The accommodation has mains gas central heating via hot water radiators, UPVC double glazing and is arranged on two floors as follows:

## ENTRANCE HALL
7'1" x 11'9" overall (2.16m x 3.58m overall)
With UPVC side entrance door, stairs leading off, laminate flooring and one central heating radiator.

## CLOAKS/W.C.
With a low level W.C., wash hand basin with tiled splashback and one central heating radiator.

## LOUNGE
17'9" x 10'2" (5.41m x 3.10m)
With an electric fire set on a marble hearth and inset with a painted surround, one central heating radiator and double French doors to:

## CONSERVATORY
14'7" x 7'5" (4.45m x 2.26m)
Of UPVC construction with a pitched polycarbonate covered roof, laminate flooring, a cold water tap, one central heating radiator and double French doors to the rear garden.

## DINING KITCHEN
14'9" narrowing to 10'4" x 13'11" (4.50m narrowing to 3.15m x 4.24m)
With fitted base and wall units incorporating contrasting work surfaces with an inset circular sink and matching drainer, built in double oven and split level gas hob with cooker hood over, plumbing for an automatic washing machine and dishwasher, tiled splashbacks, ceramic tile floor covering, integrated fridge freezer, a useful understairs cupboard and one central heating radiator.

## FIRST FLOOR

## LANDING
With a built in storage cupboard and a loft ladder leading to a useful boarded out roof space which houses the central heating boiler and also has two double glazed Velux roof lights.

## BEDROOM 1 (FRONT)
10'6" x 11'4" (3.20m x 3.45m)
With fitted wardrobes incorporating full height sliding fronts along one wall and one central heating radiator.

## BEDROOM 2 (REAR)
9'5" x 10'1" (2.87m x 3.07m)
With one central heating radiator.

## BEDROOM 3 (REAR)
8'2" x 7'1" (2.49m x 2.16m)
With one central heating radiator.

## BATHROOM/W.C.
6'11" x 5'8" (2.11m x 1.73m)
With a panelled bath incorporating an electric shower over and screen above, low level W.C., pedestal wash hand basin, full height tiling to the walls and one central heating radiator.

## OUTSIDE
The property fronts onto a small foregarden and to the rear is a pleasant enclosed garden which incorporates a raised deck sun terrace with lawn beyond and a patio with garden shed.

The rear garden enjoys a Southerly aspect and there is also a hand gate leading out to the rear courtyard where there is a parking space for this property to the rear of the garden.

## TENURE
The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors). There is no chain involved with the sale of this property 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.

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.