



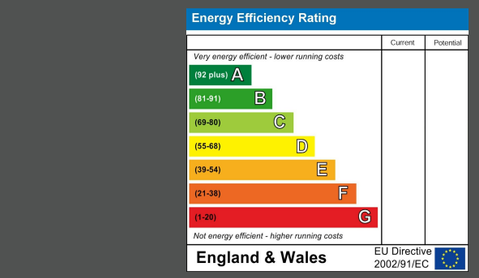




Quick & Clarke

PROPERTY SPECIALISTS

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8 Hymers Close, Brandesburton, YO25 8SQ

Offers in the region of £165,000













- Sem-Detached House
- 17ft Lounge
- Two Double Bedrooms
- In Need of a Little TLC
- No Chain Involved
- 17ft Dining Kitchen
- Long Parking Drive
- Energy Rating: To Be Confirmed

LOCATION
This property enjoys a well-regarded location on Hymers Close which overlooks the golf course to the rear and leads off Reedsway from St. Quintin Park, from the Main Street 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 (to all except two Velux windows which are double glazed with hardwood frames) and is arranged on two floors as follows:

CANOPY PORCH
With external light.

LOUNGE
17'1" x 12'2"
With a UPVC front entrance door, stairs leading off incorporating a cupboard under, a gas fire set in a brick surround and inset with a stone hearth, dado rail and one central heating radiator.

DINING KITCHEN
17'1" x 8'4"
With fitted base and wall units incorporating contrasting worksurfaces and tiled splashbacks, an inset 1 1/2 bowl sink, built in oven and split level hob with extractor over, plumbing for an automatic washing machine and space for a tumble dryer, a wall mounted central heating boiler, UPVC sliding patio door leading to the rear garden and one central heating radiator.

FIRST FLOOR

LANDING
With an access hatch leading to the roof space, dado rail, built in airing cupboard and doorways to:

BEDROOM 1 (FRONT)
13'11" x 9'9"
With built in cupboards and dado rail, with one central heating radiator.

BEDROOM 2 (REAR)
9'11" x 10'11" (max)
With a double glazed Velux roof light and one central heating radiator.

BATHROOM / W.C.
6'10" x 5'7"
With a three piece suite comprising of a panelled bath with electric shower over, low level W.C., pedestal wash hand basin with tiled splashback, part tiling to the walls, a double glazed Velux roof light and one central heating radiator.

OUTSIDE
The property sits behind a mainly lawned foregarden with a fenced surround and there is a long concreted parking drive which provides plenty of off-street parking.

To the rear is a generous garden which enjoys a great deal of seclusion and incorporates a paved patio with a lawn beyond, a further paved sun terrace to the rear, outside cold water tap and a timber built garden shed.

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.

FLOOR PLAN

TO FOLLOW