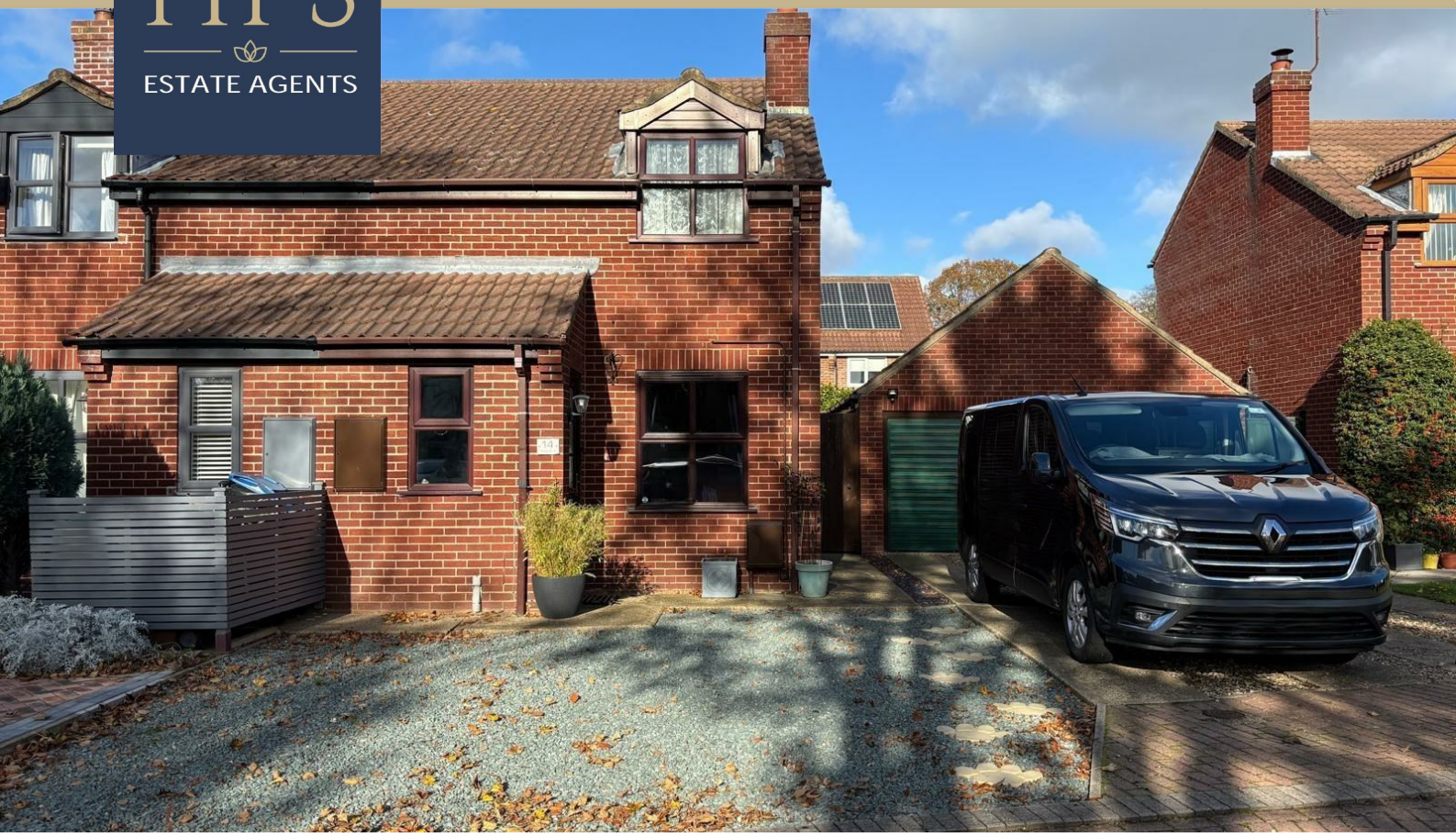
HPS
ESTATE AGENTS



# 14 Maple Walk

## Driffield, YO25 8SH

Hidden in the tranquil village of Brandesburton, Driffield, this charming semi-detached house on Maple Walk offers a delightful retreat in a sought-after location. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking a peaceful abode.

Upon entering, you will find an inviting reception room that provides ample space for relaxation and entertaining. The stylish kitchen diner is a standout feature, designed to be both functional and aesthetically pleasing, making it an ideal spot for family meals or gatherings with friends. Additionally, the ground floor cloakroom adds convenience to daily living.

The low-maintenance gardens surrounding the property allow for easy upkeep, giving you more time to enjoy the serene environment. The peaceful setting of Brandesburton enhances the appeal of this home, making it a perfect sanctuary away from the hustle and bustle of city life.

This property combines comfort and practicality, making it an excellent choice for those looking to settle in a charming village while enjoying modern amenities. Don't miss the opportunity to make this lovely house your new home.

Must be viewed to truly appreciate all this home has to offer!

EPC-D- Council Tax Band-B- Tenure- Freehold

£199,995

2 1 2 D





- Key ready property in a secluded Cul de sac
- Ground floor cloakroom plus utility
- Tastefully decorated throughout
- Two good sized bedrooms plus ample storage in bedroom 1
- Good primary and sought after secondary school
- Brick built garage with drive offering parking for two cars plus two cars on gravelled front
- Stylish kitchen diner ideal for entertaining
- Multi fuel burner adds charm to the living room
- Viewing highly recommended for this turnkey home.
- Village has many amenities and good transport links to Hull and Beverley





## Entrance Hall
5'9" x 4'3" (1.76 x 1.31)
Double glazed entrance door plus double glazed window creating natural lighting. Carpeted stairs leading to first floor. Door to living room.

## Living Room
13'10" x 12'11" (4.23 x 3.94)
Features of the room are the multi fuel burner on a slate hearth and dressed with a solid oak mantel. Accoustic panelled wall decor adding charm to this well presented room. Carpeted flooring and door leading to the kitchen diner. Double glazed window to front aspect plus a radiator.

## Kitchen Diner
14'0" x 8'5" (4.27 x 2.57)
Fitted wall and base units complimented with work surfaces . Part tiled walls adds style to this practical room. Dishwasher plus electric hob also a double electric oven and extractoe fan. Double glazed window to rear apect as well as LVT flooring.

## Rear entrance Hall
6'11" x 3'0" (2.11 x 0.92)
LVT flooring and double glazed doorleading to the drive and garage. Door to utility cloakroom.

## Utility
6'2" x 5'6" (1.90 x 1.69)
Fitted larder unit housing the combi boiler also fitted wall units. Space for a washing machine with work surface above. Double glazed window to rear aspect Part tiled walls plus LVT flooring. 2 in 1 combined toilet with hand wash basin.

## First Floor Landing
6'0" x 4'10" (1.84 x 1.48)
Carpeted staircase and airing cupboard. Doors leading to bedrooms and bathroom. Loft access with part boarded loft.

## Bedroom 1
10'5" x 10'10" (3.19 x 3.32)
A range of storage options, including fitted over-bed storage units and a wardrobes which are being left by the vendor but are not fitted. Cupboard built over the stairs offering ample storage space. Carpeted flooring and a radiator. Double glazed window to front aspect.

## Bedroom 2
11'1" x 8'9" (3.39 x 2.68)
Wardrobes that are being left by the vendor but are not fitted plus carpeted flooring. Double glazed window to rear aspect and a radiator.

## Bathroom
7'11" x 4'10" (2.43 x 1.49)
Panelled bath with shower over the bath. Shower boarded walls creating an elegant bathroom. Low level W.C and vanity unit plus hand wash basin. Double glazed window to rear aspect and vinyl flooring.

## Rear Garden

Fenced boundaries provide a secure secluded rear garden. Mainly lawn with a patio enveloping the rear of the property. Wooden summer house providing a tranquill space to relax. Raised beds for adding colour and a potting shed. Wooden gate giving access to the front.

## Detached Garage

Brick built link detached garage with wooden window and door leading onto the rear garden. Up and over garage door. Electrical points and lighting. Concrete flooring.

## Front Garden

Mainly gravelled providing off street parking for two cars. Drive leading to the garage offering extra parking space. Wooden gate leading to the rear garden.

## Disclaimer

Laser Tape Clause -
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Disclaimer -
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.









## Road Map



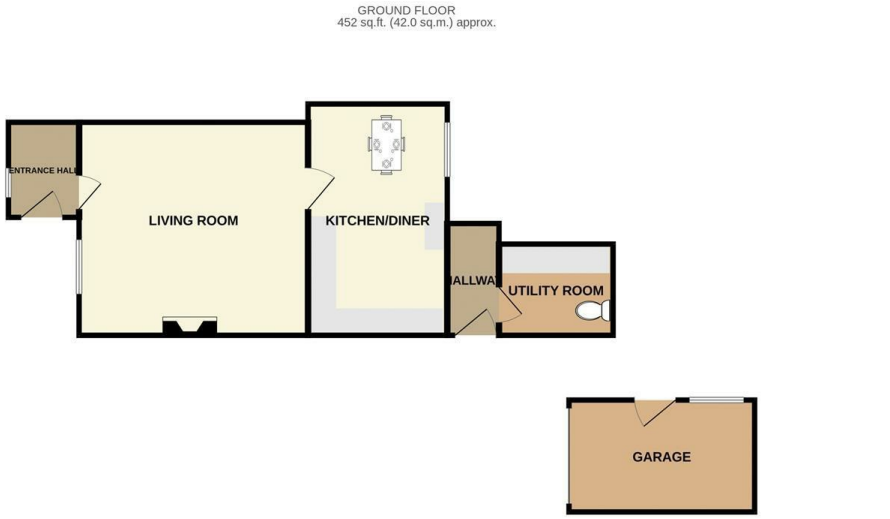

## Hybrid Map

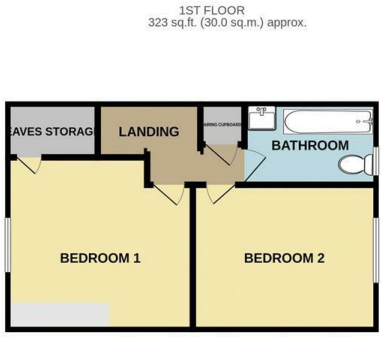



## Terrain Map




## Floor Plan



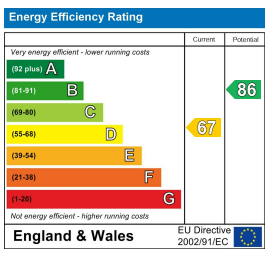

TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.

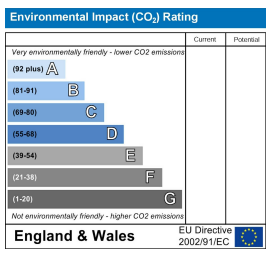
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

## Viewing

Please contact us on 01964 533 343 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Newbegin, Hornsea, East Riding of Yorkshire, HU18 1AG
t. 01964 533 343 | e. info@hpsestateagents.co.uk
www.hpsestateagents.co.uk