



Offers over
£235,000

**21a Hymers Close,
Brandesburton**

HEATING & INSULATION
The property has gas-fired central heating and uPVC double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
The property is held under freehold title. Immediate vacant possession is available.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'C'.

VIEWING
Strictly by appointment with the sole agent's Beverley office on (01482) 866844.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Dee Atkinson & Harrison



21a Hymers Close, Brandesburton, YO25 8SQ

A two double bedroom detached more modern bungalow in this sought after East Yorkshire village. The property offers well proportioned accommodation that includes a good sized dining kitchen and is sure to have wide appeal.

Occupying a corner plot towards the end of a cul de sac the well presented property benefits from gas fired central heating and uPVC double glazing. In brief the accommodation comprises: Entrance Hall, Living Room with wood burning stove and leading to a small Conservatory, an attractively fitted spacious Dining Kitchen, 2 Double Bedrooms, a Bathroom with separate shower unit, Separate WC and a Utility Room. The front garden has been gravelled to provide extra off street parking and ease of maintenance. A block paved driveway provides off street parking and leads to a detached brick built garage with up and over door. There are largely lawned gardens to the side and a further garden to the rear. A really lovely property that is sure to appeal to those looking for a detached bungalow in this sought after village. An early internal inspection is highly recommended but in the short term our 360 tour will provide a great initial overview of the property.



LOCATION

The property is located on a modern development that runs off the main street of the East Yorkshire village of Brandesburton, which is itself north east of Beverley and west of Hornsea. Brandesburton provides a useful range of amenities including a primary school, convenience store, 2 pubs, fish and chip shop and a golf course. Further local amenities are available in nearby Leven and at a further distance Hornsea and Beverley. The location provides great access to the East Yorkshire coastline.

ACCOMMODATION

Entrance Hall

A long hallway providing access to all rooms except the conservatory.

Living Room

An attractive room with wood burning stove and doors opening onto...

Conservatory

A small conservatory with uPVC double glazing.

Dining Kitchen

A spacious kitchen with range of base and wall mounted units, windows to two aspects, gas hob and electric double oven as well as breakfast bar.

Utility Room

Door to rear garden.

Bedroom 1

A double bedroom.

Bedroom 2

A double bedroom.

Bathroom

With a modern suite in white including a panelled bath, separate shower unit and wash hand basin with cupboards under.

Separate WC

With low flush WC.

Outside

There is garden area to the front of the property that has been gravelled for ease of maintenance but that also provides extra off street parking. There is an area of lawned garden to the side of the bungalow with timber fencing to perimeters and paved and gravelled patio areas. To the rear of the house is further garden space which is all paved but has a courtesy door to access the garage.

Garage

There is a detached brick built garage with up and over door leading to a block paved driveway which provides access to it as well as off street parking.

