

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

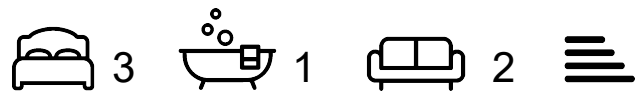


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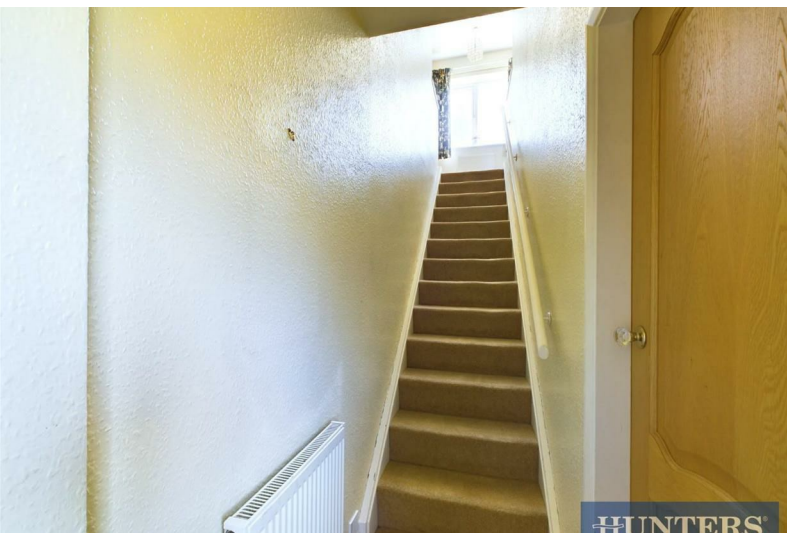
## Barley Garth

Brandesburton, Driffield, YO25 8SD

Offers In The Region Of £225,000



Council Tax: C



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# 5 Barley Garth

Brandesburton, Drifffield, YO25 8SD

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## Entrance Hall

UPVC front door, stairs to first floor landing and power points.

## Lounge

UPVC double glazed window to the front aspect, French doors onto garden, coving, gas feature fireplace, radiator, TV point and power points.

## Dining Room

UPVC double glazed window to the front aspect, coving, radiator and power points.

## Kitchen

UPVC double glazed window to the rear aspect, double glazed door into conservatory, tiled flooring, range of wall and base units with roll top work surfaces, tiled splash back, sink and drainer unit, pantry cupboard, under stairs cupboard, integrated dishwasher, integrated fridge/freezer, electric oven, electric hob, extractor hood, radiator and power points.

## First Floor Landing

UPVC double glazed window to the rear aspect, radiator and power points.

## Bedroom One

UPVC double glazed window to the front aspect, coving, fitted wardrobes, radiator and power points.

## Bedroom Two

UPVC double glazed window to the front aspect, radiator and power points.

## Bedroom Three

UPVC double glazed window to the rear aspect, loft access, airing cupboard housing boiler. radiator and power points.

## Bathroom

UPVC double glazed window to the rear aspect, tiled walls, tiled flooring, three piece bathroom suite comprising; panel enclosed bath with mixer taps and electric shower over, low flush WC, wash hand basin with vanity unit and heated towel rail.

## Conservatory

UPVC double glazed windows to the rear aspect, French doors onto garden, tiled flooring, plumbed for washing machine and power points.

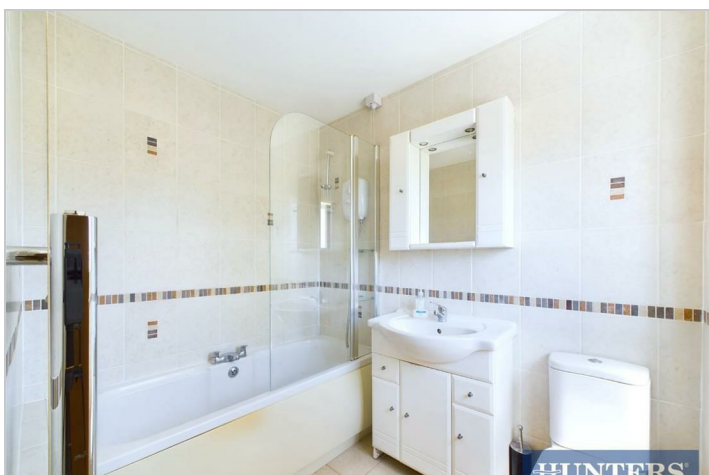
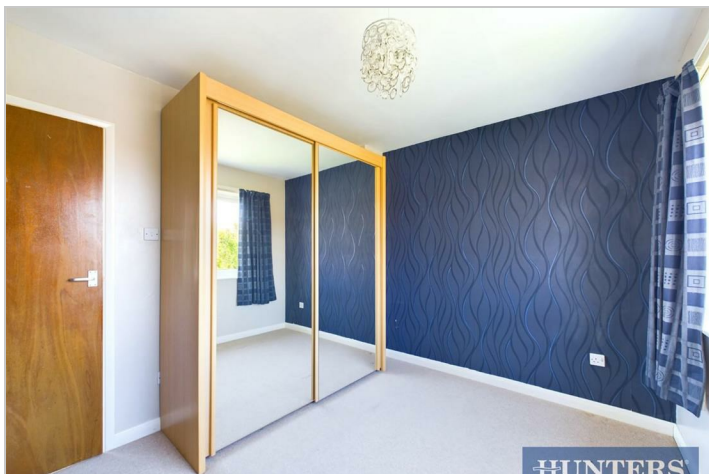
## Garden

Mainly laid to lawn with plant and shrub borders, side access, patio area and outside tap.

This charming semi-detached house is a hidden gem waiting for the right owner to bring out its full potential. With 2 reception rooms, 3 bedrooms, and 1 bathroom, this property offers ample space for a comfortable lifestyle.

One of the standout features of this property is its spacious garden, providing a lovely outdoor area for relaxation or entertaining guests. The blank canvas interior is just waiting for your personal touch to transform it into the home of your dreams.

Located in the picturesque and idyllic village of Brandesburton, this property offers a peaceful retreat from the hustle and bustle of city life. Whether you're looking for a project to unleash your creativity or a tranquil setting to call home, this house has the makings of something truly special. Don't miss out on the opportunity to make this brilliant property your own!



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.