



Farringdon New Road
Brandesburton
YO25 8RX

ASKING PRICE OF

£375,000

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Rear



Garage,
Double



Gas Central Heating

Farringdon New Road, Brandesburton, YO25 8RX

Standing in a very secluded setting, well away from the road and accessed by a private drive this is a substantial detached home offering a versatile range of spacious accommodation in a non-estate setting. The range of accommodation on offer includes large front facing lounge plus dedicated dining room which is open plan to a fitted kitchen with integrated utility area. There is a large conservatory off the dining room which overlooks the garden. An additional ground floor room offers the flexibility of a further reception room or even ground floor bedroom, if required.

The first floor features three bedrooms, the master bed room having an ensuite plus house bathroom.

Externally, again the property is unlikely to disappoint with plenty of offstreet parking plus double garage and secluded, generously proportioned gardens.

BRANDESBURTON

Now bypassed by the A165, Brandesburton is a quiet but thriving village settlement with many amenities together with St Mary's Church, the Market Cross and 19th Century village school. It boasts an excellent range of recreational facilities including a golf course, jet ski centre and the Dacre Lakeside Camping and Caravan Park.



Lounge



Entrance Hall



Kitchen



Dining room

Accommodation

ENTRANCE HALL

An 'L' shaped entrance hall with quarter turn staircase leading off. Ceramic tiled floor.

CLOAKROOM/WC

With ceramic tiled floor and being fitted with a white WC plus vanity unit incorporating a wash hand basin.

LOUNGE

20' 0" x 12' 4" (6.1m x 3.78m)

With front facing window having a southerly aspect and open fireplace having an ornamental 'period' surround.

DINING ROOM

13' 4" x 9' 10" (4.08m x 3.02m)

Being open to the kitchen area and featuring a stone flagged floor. Window looking out onto the garden and double doors leading into:

CONSERVATORY

13' 5" x 10' 6" (4.1m x 3.22m)

Ceramic tiled floor and double panelled radiator. Views over the garden and French doors onto the outside.

KITCHEN

23' 3" x 7' 11" (7.09m x 2.43 maxm)

This is a galley kitchen fitted with a range of kitchen units including base and wall cupboards along with worktops, finished with Shaker style doors. Space for a gas Range style cooker with double hood over. Inset stainless steel sink with base cupboard beneath and space for a refrigerator. Space for an integrated microwave and inset ceiling lighting. Ceramic tiled floor. Door leading out to the rear garden.

FIRST FLOOR

LANDING

MASTER BEDROOM 1

12' 7" x 12' 8" (3.85m x 3.87m)

With built-in wardrobes and front facing window. Radiator.

EN-SUITE

Fitted with a shower enclosure, pedestal wash hand basin and low level WC. Fully tiled walls and heated towel radiator.



Kitchen



Conservatory



Landing



shower room

BEDROOM 2

10' 6" x 11' 10" (3.22m x 3.63m)

With front facing window and range of built-in wardrobes. Radiator.

BEDROOM 3

9' 11" x 8' 1" (3.04m x 2.48m)

With rear facing window and a range of built in wardrobes. Radiator.

BATHROOM

With shower area having a fixed glass door, vanity unit incorporating wash hand basin and WC. Heated towel radiator.

OUTSIDE

The property is set back from the road, accessed from a side drive and bordered to the right-hand side by an attractive area of garden. The neighbouring property has a vehicular right of access over the drive to the adjacent property.

Immediately to the front of 'Farrington' is an extensive expanse of off-street parking and this leads to a double garage with twin doors.

To the rear of the property is an extensive area of established garden incorporating a manicured lawn with well planted borders and also including timber shed and summerhouse.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 128 square meters.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.



Bedroom



shed



Garden



Garden

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band D.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band D. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

WHAT'S YOURS WORTH?

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VIEWING

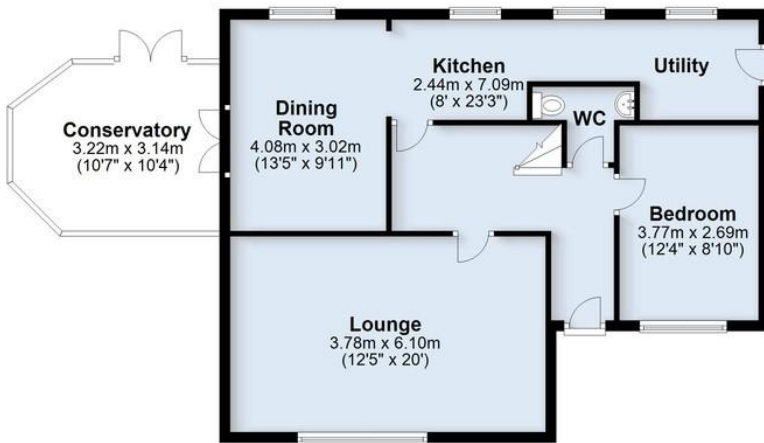
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 128 sq m

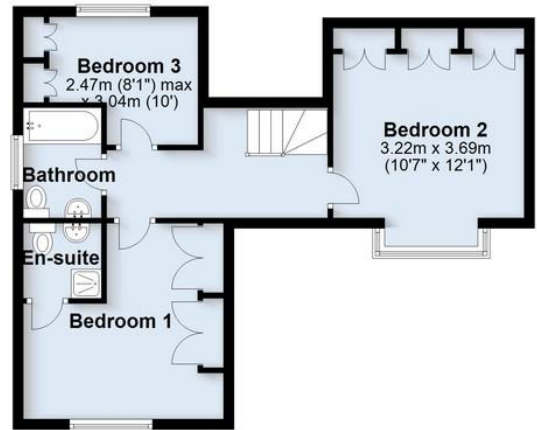
Ground Floor

Approx. 73.4 sq. metres (789.8 sq. feet)

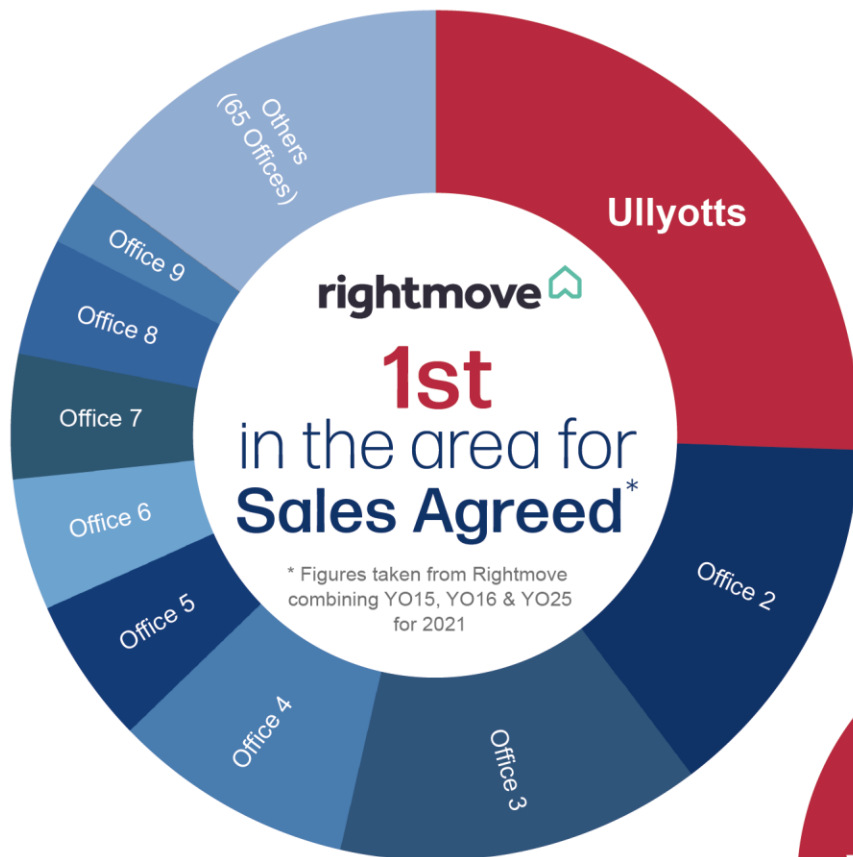


First Floor

Approx. 47.1 sq. metres (506.5 sq. feet)



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EST 1891



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