



8 Dacre Court  
Brandesburton  
YO25 8QY

ASKING PRICE OF

**£165,000**

2 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456





Rear Elevation



Allocated  
Parking



Electric Heating

## 8 Dacre Court, Brandesburton, YO25 8QY

**A RARE FIND!** Being a two bedroomed detached house, this really is a rare property in any location. Benefitting from off-street parking to the rear, the original building has been enhanced by the addition of a rear facing conservatory with the remaining accommodation including lounge, kitchen, cloakroom with WC and two first floor bedrooms plus house bathroom.

The property would benefit from some updating, however, represents excellent scope.

### 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 Lak side Camping and Caravan Park.





Kitchen



Lounge



Lounge



Conservatory

## Accommodation

### ENTRANCE HALL

With quarter turn staircase leading off and opening into the kitchen.

### CLOAKROOM/WC

With low level WC and wash hand basin.

### KITCHEN

11' 9" x 8' 2" (3.59m x 2.50m)

Fitted with a traditional range of kitchen units including base and wall mounted cupboards, inset sink with single drainer, space and provision for automatic washing machine, fridge and freezer and space for a slot-in cooker.

### LOUNGE

16' 5" x 10' 11" (5.02m x 3.35m)

Incorporating a dining area and featuring rear facing window plus door leading out into the conservatory. Electric storage heater.

### CONSERVATORY

15' 9" x 6' 11" (4.82m x 2.13m)

Offering views over the garden.

### FIRST FLOOR

### LANDING

#### BEDROOM 1

13' 2" x 10' 1" (4.02m x 3.08m)

With built-in range of wardrobes, front facing window and built-in shower enclosure.

#### BEDROOM 2

11' 0" x 10' 5" (3.37m x 3.19m)

With rear facing window and Economy 7 electric storage heater. Loft access with pull down ladder.

### BATHROOM

With suite comprising bath, pedestal wash hand basin, low level WC and bidet.

### OUTSIDE

The property stands back from the road behind a shallow front forecourt garden. There is vehicular access to the side and this leads to the rear where there is a parking space which belongs to this property. The property also enjoys a garden to the rear.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 69 square metres.





Bedroom



Bedroom



Bathroom



Outside

### CENTRAL HEATING

The property benefits from Economy 7 electric storage heaters.

### 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

Mains water, electricity, telephone and drainage connected.

### COUNCIL TAX BAND

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

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band E.

### 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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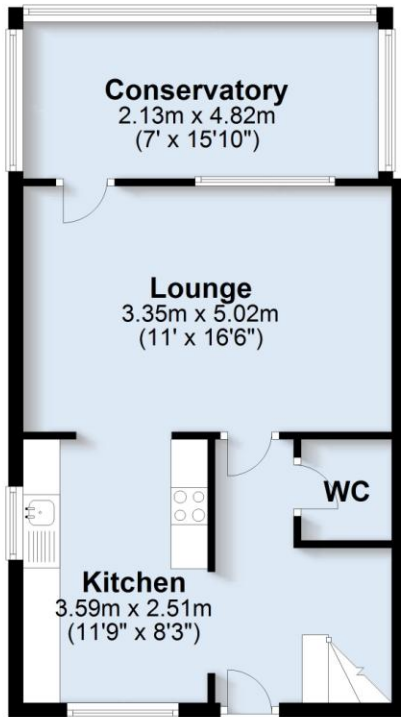
### VIEWING

Strictly by appointment (01377) 253456

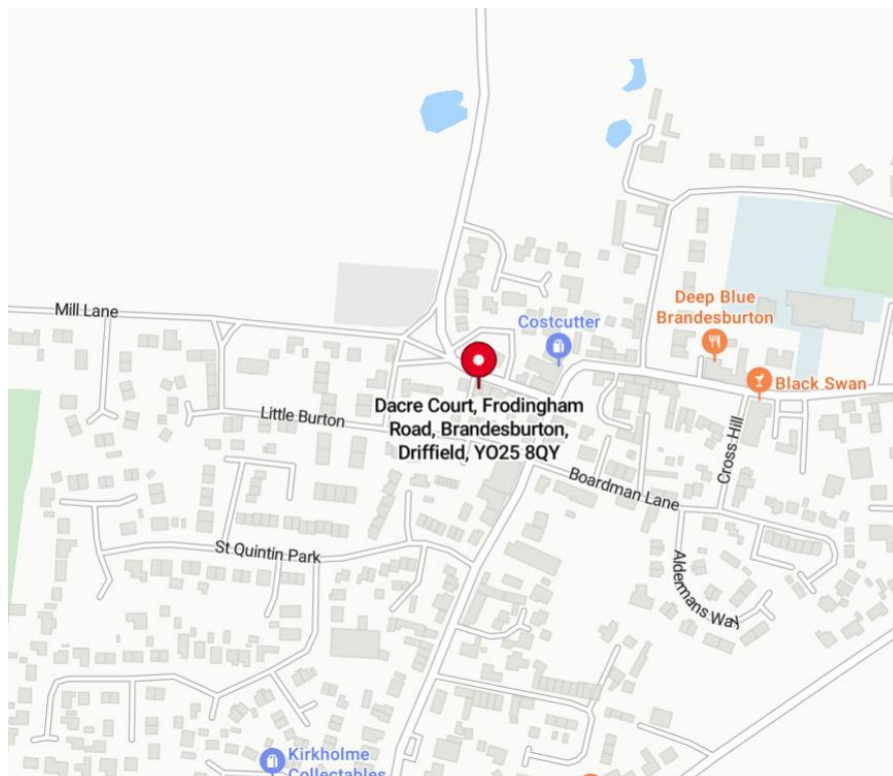
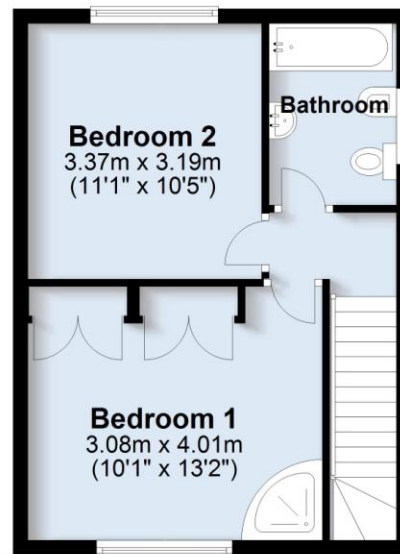
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 69 sq m

### Ground Floor

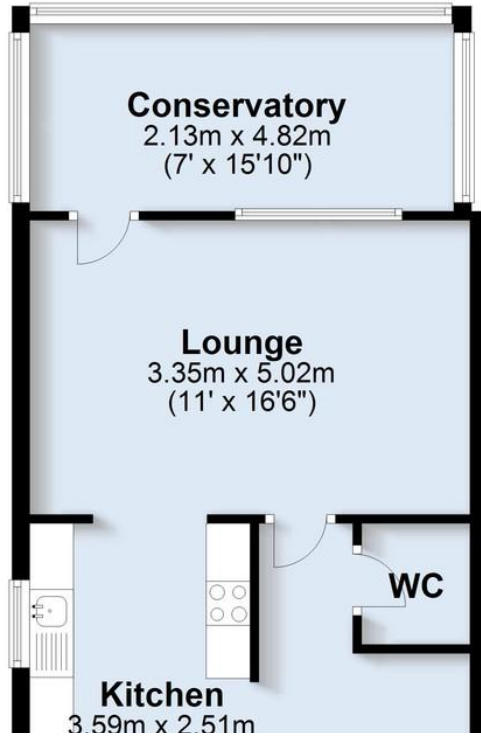


### First Floor

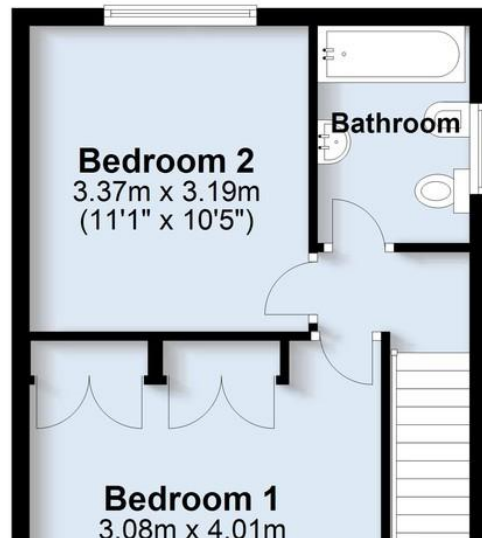


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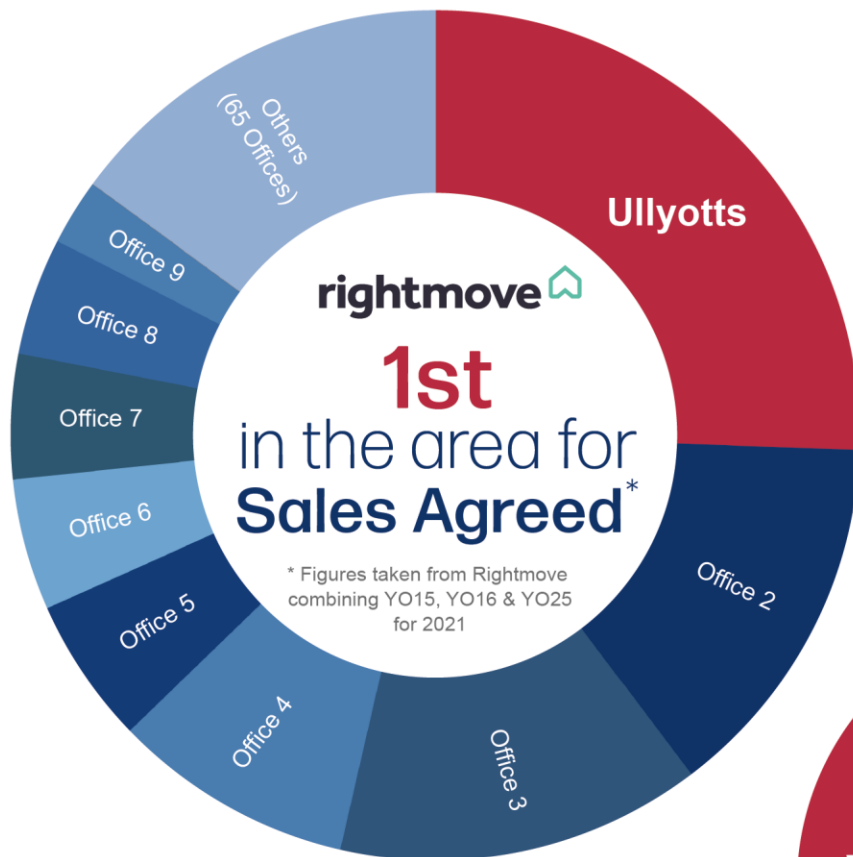
## Ground Floor








## First Floor



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