



15 The Meadows
Brandesburton
YO25 8QG

ASKING PRICE OF

£325,000

3 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Breakfast Kitchen



3



1



2



Off-road
parking



Underfloor Heating – Ground Floor
Gas Central Heating – First Floor

15 The Meadows, Brandesburton, YO25 8QG

Located within an exclusive cul-de-sac development of only a handful of dwellings and constructed by well regarded developer G P Atkin Homes Ltd to their usual high specification and having been enhanced further by the sellers, this is established detached house offering exceptionally spacious accommodation in excess of 1300 ft².

The layout and spaciousness of the property is likely to appeal to a variety of buyers and **THE LOCATION IS SUPERB!**

Upon entering the property, you are greeted by a welcoming hall which gives access in to the principal rooms. The lounge is front facing, generously proportioned and opens into the dining kitchen, a superb open plan space with French doors leading out onto the garden. The area is well lit by multiple windows and gives access to a separate utility room plus cloakroom and WC.

The first floor includes three double bedrooms plus superb house bathroom.

Externally, the property includes an integrated single garage as well as relatively low maintenance gardens to the rear, part of which feature an Indian stone patio.

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.



Entrance Hall



Lounge



Breakfast Kitchen



Breakfast Kitchen

Accommodation

ENTRANCE HALL

A superb welcoming space with feature staircase leading off having a spindle bannister. Wood effect flooring and built-in under stairs storage cupboard.

LOUNGE

17' 1" x 12' 4" (5.22m x 3.77m)

A beautiful spacious room, well lit by multiple windows including front and side windows. Inset niche for an electric style fire for display purposes, wood effect flooring, wall light points and coved ceiling. Arch leading into:

BREAKFAST KITCHEN

19' 2" x 9' 9" (5.85m x 2.98m)

A superb open plan space with ample room to have a dining table, well lit by a side window plus French doors leading out to the garden. The kitchen area is well fitted and comprises base and wall mounted cupboards finished with modern doors and worktops. Ceramic style sink with swan neck mixer tap and integrated appliances which include electric oven, four ring gas hob plus extractor over. Integrated dishwasher and ceramic tiled floors which lead into:

UTILITY

10' 5" x 6' 7" (3.18m x 2.02m)

Fitted with a similar range of kitchen units and worktops. Inset

stainless steel sink, space and plumbing for dishwasher plus space and provision for a dryer. Ceramic tile floor.

CLOAKROOM/WC

With a low level WC and pedestal wash hand basin. Ceramic tiled floor and splash back to the wash basin.

FIRST FLOOR

BEDROOM 1

15' 5" x 12' 4" (4.7m x 3.77m)

With front facing window. Radiator.

EN-SUITE

With modern suite featuring shower enclosure having a plumbed-in shower, low-level WC and pedestal wash hand basin. Ceramic tiled floor and feature wall tiling.

BEDROOM 2

11' 5" x 12' 9" (3.5m x 3.9m)

With rear facing window. Radiator.

BEDROOM 3

18' 0" x 10' 0" (5.49m x 3.05m)

A particularly spacious bedroom with partially sloped ceilings,



Breakfast Kitchen



Utility Room



Bedroom



Bedroom into En-Suite

front facing window and rear facing Velux style window.
Radiator.

BATHROOM

With luxury four-piece suite comprising pedestal wash hand basin, low-level WC, panelled bath with shower over and bidet. Ceramic tiled floor and half tiled walls. Wall mounted mirror with electric light feature.

OUTSIDE

The property is situated back from the road behind its own front forecourt garden. There is a side drive which has provision for parking multiple vehicles and this leads to an integrated single garage.

The property benefits from an area of garden to the rear which is relatively low maintenance and includes an Indian stone patio.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) square metres.

CENTRAL HEATING

The property benefits from underfloor heating on the ground floor and gas fired central heating to radiators on the first floor. 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.

COUNCIL TAX BAND

Band D.

ENERGY PERFORMANCE CERTIFICATE

Rating (to be confirmed).

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.



En-Suite



Bedroom



Bedroom



Bathroom

WHAT'S YOURS WORTH?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

*by any local agent offering the same level of service.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

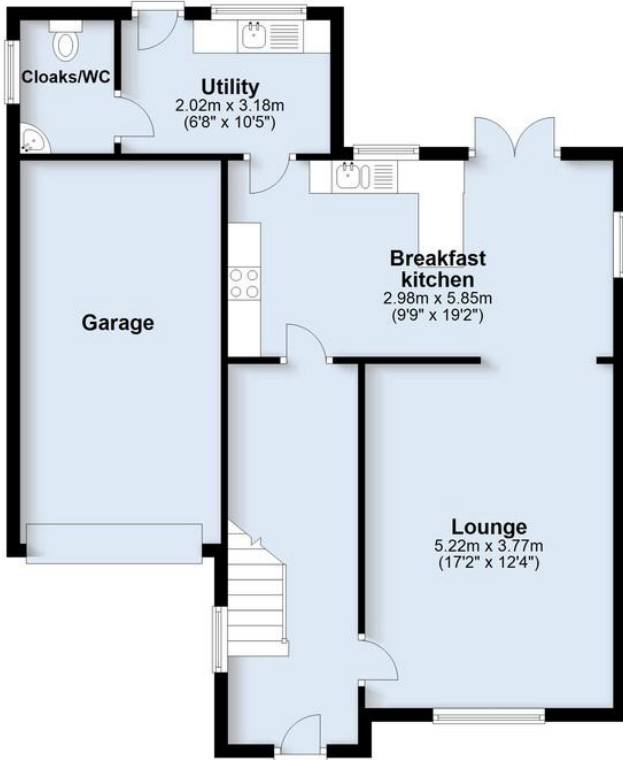


Indian stone patio

The stated EPC floor area, (which may exclude conservatories),
is approximately (to be confirmed)

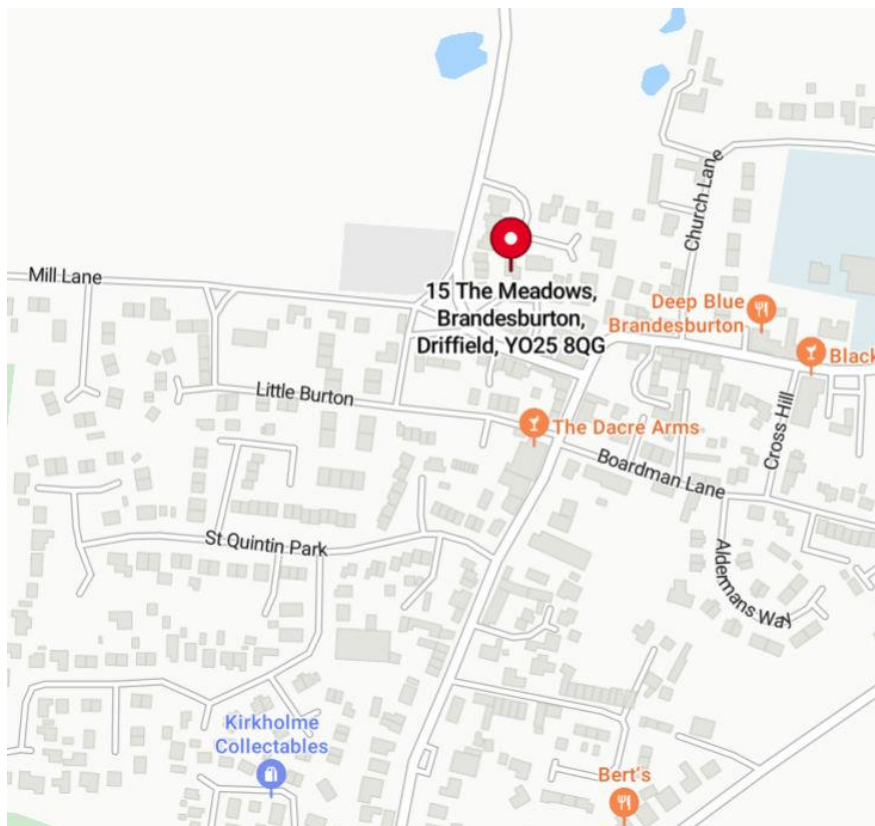
Ground Floor

Approx. 78.0 sq. metres (839.5 sq. feet)

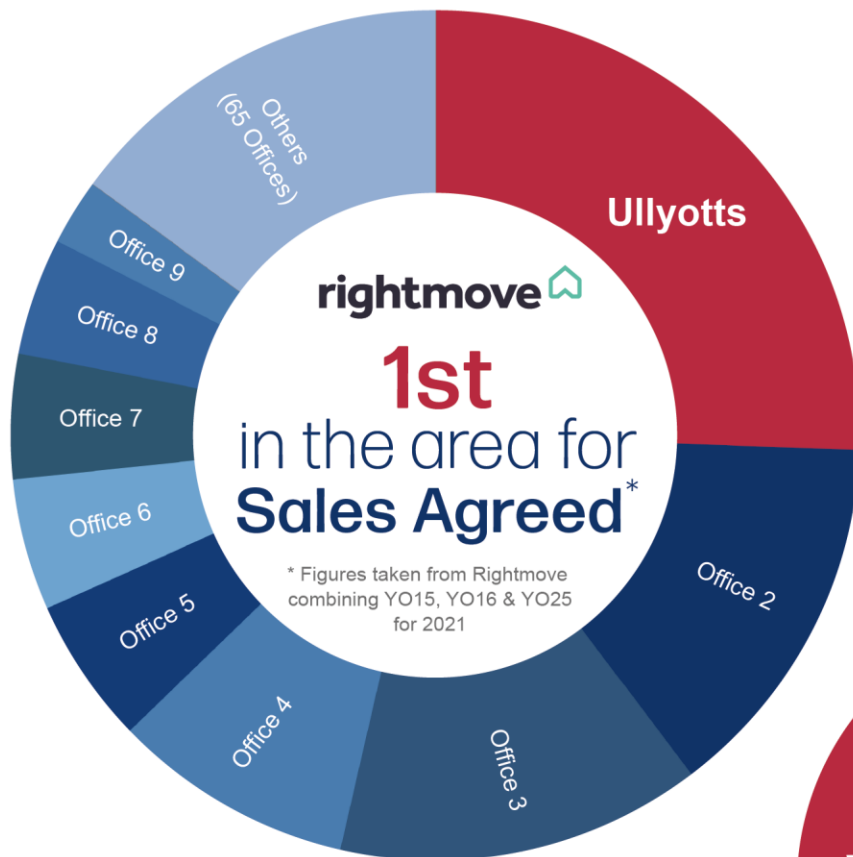


First Floor

Approx. 66.3 sq. metres (713.9 sq. feet)



Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

■ Ulyotts ■

EST 1891



Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations