



6 Dacre Court
Brandesburton
YO25 8QY

ASKING PRICE OF

£150,000

2 Bedroom Mid Terrace House

■ **Ulllyotts** ■
EST 1891

01377 253456



Rear Elevation



2



1



1



Off Road
Parking



Economy 7 Heating

6 Dacre Court, Brandesburton, YO25 8QY

A rare opportunity to purchase a competitively priced modern home within this popular village setting.

Being in need of general modernisation and upgrading, the sale of this property represent a real opportunity for buyers to put their own stamp on the place and create a truly lovely home.

The accommodation on offer includes lounge, separate kitchen, ground floor WC, two first floor bedrooms and house bathroom.

There is economy seven electric storage heating plus rear garden and allocated car parking.

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



Kitchen



Lounge



Lounge2

Accommodation

ENTRANCE HALL

With staircase leading up to the first floor. Built in storage cupboard.

KITCHEN

9' 10" x 9' 4" (3.02m x 2.87m)

With front facing window. Fitted kitchen including a basic range of units, worktop and sink. Front facing window.

LOUNGE

16' 9" x 13' 1" (5.12m x 4m)

Maximum measurements. A spacious rear facing lounge with window overlooking a small garden area plus exterior door.

FIRST FLOOR

LANDING

BEDROOM 1

13' 6" x 10' 4" (4.14m x 3.17m)

With front facing window and built-in cupboard.

BEDROOM 2

12' 5" x 9' 10" (3.8m x 3.02m)

with the rear facing window

BATHROOM

With suite comprising bath, wash basin and low-level WC.

OUTSIDE

The property has a shallow front forecourt.

To the rear is a small area of garden.

There is also an allocated car parking within a communal parking area.

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 Economy 7 heating. Hot water provided by the immersion heater.



Bathroom

TENURE

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

SERVICES

Mains water, electricity and drainage available at the property.

COUNCIL TAX BAND

Band B.

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.

VIEWING

Strictly by appointment with Ulyotts.

Regulated by RICS



Bedroom

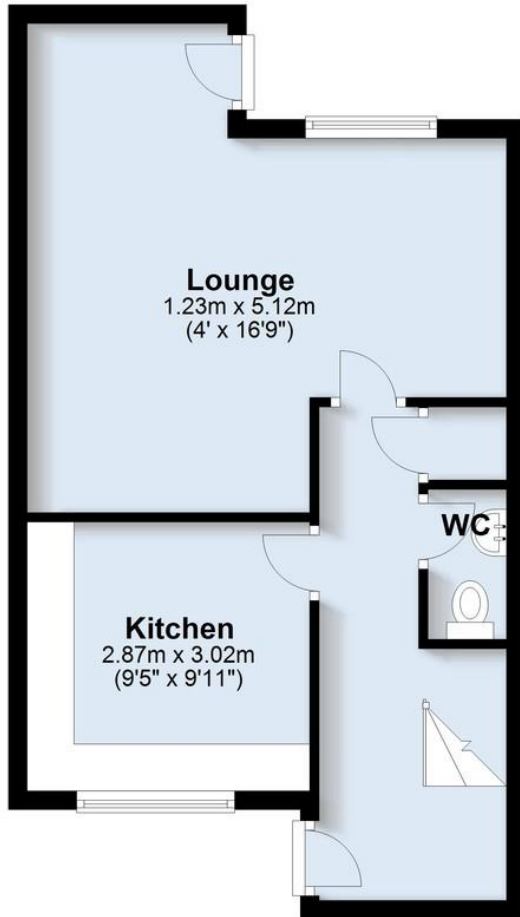


Bedroom

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

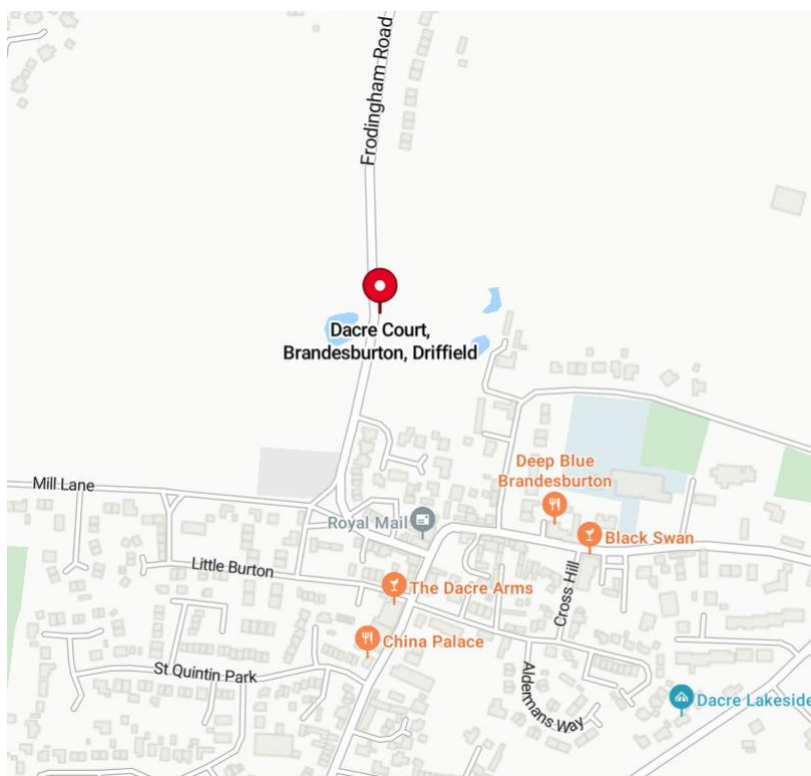
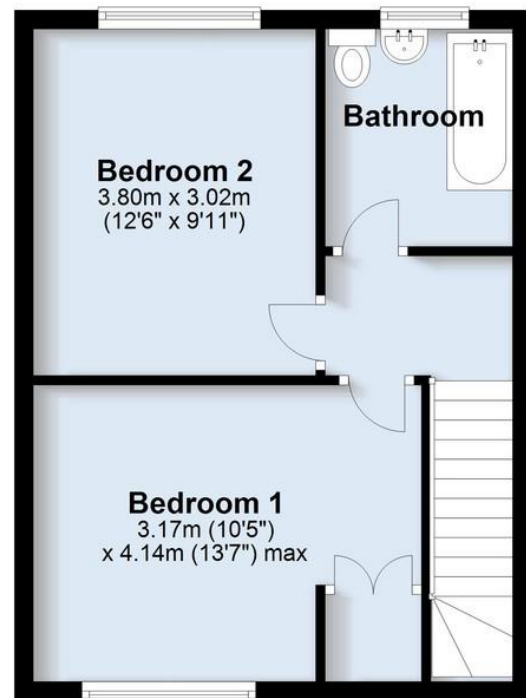
Ground Floor

Approx. 40.6 sq. metres (437.0 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.9 sq. feet)



Why Choose Ulllyotts?



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