



**Bay Tree House, Aldermans Way, Brandesburton YO25**  
**£625,000**



- Bespoke architecturally designed modern house
- Two reception rooms plus stunning dining kitchen
- Underfloor heating to the ground floor
- Four / five bedrooms & three bathrooms
- South westerly facing garden
- Double garage and parking
- Centre of village location
- Council Tax Band: F
- EPC Rating: C

A fabulous bespoke and characterful modern house having been built by the current owner to meet their specific design. Situated on a private and tucked away plot in the heart of this sought after village, this architecturally designed property has many interesting and quirky features. Offering the flexibility of four/five bedrooms, the property boasts a stunning dining kitchen which matches the high specification of the property throughout. Arranged around a hallway with galleried landing above which is lit by an overhead lantern, the property has a wonderful flow. With a south and westerly facing private garden there is a double garage and parking.

LOCATION

The property is situated in the centre of this sought after village and lies on the south side of the small cul-de-sac forming Aldermans Way which leads off from Boardman Lane.

Brandesburton itself is a well regarded North Holderness village which lies just off the main A165 Hull to Bridlington road. The village has a parish population of around 1362 (1991 census) and is convenient for access to the city of Hull (about 15 miles), the market towns of Beverley (about 8 miles) and Driffield (about 10 miles), as well as the East Yorkshire coast. The village is served by a variety of local shops, two public houses, two restaurants, its own primary/junior school and a number of recreational facilities including the nearby 18 hole golf course.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With oak front door with stained glass panel. Feature windows and overhead skylight shared with the landing. Stairs to the first floor with cupboard under. Porcelain tiled floor which flows through into the kitchen, w.c., utility room. Canadian oak doors opening into the reception rooms and bedrooms above.

LIVING ROOM

21'2" x 12'11" (6.45m x 3.94m)  
A beautiful dual aspect room positioned to the rear of the house. Feature exposed brick Inglenook fireplace housing gas living flame fire with oak mantel above. French doors leading out onto the rear garden.

DINING ROOM

12'10" x 10'2" (3.91m x 3.10m)  
Window overlooking the garden and double doors opening into the living room.

DINING KITCHEN

20'10" x 16'7" reducing to 13'11" (6.35m x 5.05m reducing to 4.24m)  
A stunning hand-built kitchen which matches the interesting design of the room. With an extensive range of wall and base storage units with a large matching centre island, the kitchen has granite work surfaces throughout. Breakfast bar to seat 6 people and induction hob set in centre island with extractor above and wine cooler. Double oven, steam oven and microwave. Integrated larder fridge and freezer, dishwasher and inset sink. Bi-fold doors open out onto the rear garden and further windows to the front elevation.

STUDY

9'11" x 9'6" (3.02m x 2.90m)  
Window to side elevation.

UTILITY ROOM

With wall and base storage units with gloss fronts, work surfaces, stainless steel sink and drainer. Space and plumbing for washing machine. Integral door leading into the double garage.

DOWNSTAIRS CLOAKROOM

With two piece sanitary suite comprising low level w.c., wall hung hand wash basin with semi-pedestal and partially tiled walls.

FIRST FLOOR

LANDING

A spacious landing with window to the front elevation and further overhead skylight. Airing cupboard housing hot water tank.

BEDROOM 1

14'3" x 11'0" (4.34m x 3.35m)  
With windows to two aspects and two sets of built-in wardrobes.

EN SUITE SHOWER ROOM

7'6" x 6'2" (2.29m x 1.88m)  
Wet room walk-in shower, back to the wall w.c. with concealed cistern and vanity hand wash basin. Fully tiled walls and floor. Window to front elevation.

BEDROOM 2

Dual aspect room with two sets of built-in wardrobes and further corner cupboard.

EN SUITE SHOWER ROOM

With three piece sanitary suite comprising back to the wall w.c., vanity hand wash basin and level access shower. Tiled walls and floor. Velux roof light and heated towel rail.

BEDROOM 3

13'0" x 10'1" (3.96m x 3.07m)  
Window to rear elevation.

BEDROOM 4

13'0" x 7'5" (3.96m x 2.26m)  
Window to rear elevation.

BEDROOM 5 / STORAGE

12'11" x 12'4" (3.94m x 3.76m)  
Having sloping ceilings and currently used for storage but could be easily used as a fifth bedroom.

BATHROOM

9'8" x 6'8" (2.95m x 2.03m)  
A three piece sanitary suite comprising panelled bath, vanity hand wash basin and low level w.c. Tiled walls and floor. Standard window in addition to Velux roof window.

OUTSIDE

The property is approached through two wrought iron vehicular gates onto a brick set drive which provides ample parking for a number of cars. With hedged perimeters which provide for a good level of privacy, gates provide access to either side of the property.

The property has the benefit of a south and westerly aspect to the rear with the garden wrapping around two sides of the rear of the property. The bi-fold doors of the kitchen open out onto a wide slate patio area which, like the rest of the garden, enjoys a good level of privacy.

The garden is largely lawned with a further York Stone patio area to the side of the property. A hedged boundary increases the privacy.

DOUBLE GARAGE

18'0" x 21'5" (5.49m x 6.53m)  
With electric vehicular door. Supplied with light and power. Courtesy door opening into the rear garden and integral door into the utility room. Window to rear elevation. Wall mounted modern boiler and water softener.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system and has underfloor heating throughout the ground floor.

DOUBLE GLAZING

The property benefits from hardwood double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email [beverley@qandc.net](mailto:beverley@qandc.net)



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