



**25 Reedsway**  
**Brandesburton, Driffield, East Yorkshire YO25 8SF**  
**Offers over £235,000**

**W&P** WOOLLEY  
& PARKS



\*\*\*AN EXTENDED SEMI-DETACHED HOME - POTENTIALLY FOUR BEDROOMS - IN A PEACEFUL CUL-DE-SAC SETTING\*\*\* 360° VIRTUAL TOUR AVAILABLE ONLINE\*\*\*

Occupying a pleasant cul-de-sac position within the popular and well served village of Brandesburton, this attractive semi-detached home has been remodelled by the present owners, with a two storey extension adding to the living and bedroom space. Briefly, the accommodation comprises Entrance Hall, Lounge, Kitchen and Dining Room, with an externally accessed Store Room to the ground floor, whilst upstairs there are three Bedrooms, house Bathroom and a versatile Study/Occasional Bedroom. Externally, a gravelled frontage offers space for several vehicles, with a mature garden to the rear.



**Entrance Hall** 6'0" x 3'7" (1.83m x 1.09m)  
A uPVC double glazed panel door opens to a hallway with radiator, cloaks hanging space and fitted carpet. The staircase leads off.

**Lounge** 13'7" x 11'1" (4.14m x 3.38m)  
A comfortable reception room features ceiling coving, radiator, TV point, under stairs storage cupboard and a double glazed window to the front elevation. A living flame gas fire set within a granite composite hearth and back, with beech wood mantelpiece surround, creates an appealing focal point.

**Kitchen** 14'3" x 9'9" (4.34m x 2.97m)  
Comprehensively fitted with a range of base, wall and drawer units in a white high gloss laminate finish, with rolled edge worktops, composite sink unit and splash back tiling. Integrated electric oven and hob with extractor hood above, and recess spaces to accommodate freestanding white goods. With radiator, wood finish vinyl flooring, double glazed windows to the rear elevation and a double glazed panel door opening to the garden.

**Dining Room** 14'3" x 7'3" (4.34m x 2.21m)  
A versatile extension of the living space, with radiator, oak effect vinyl flooring, mock fireplace and a double glazed window to the front elevation.

**Store** 7'11" x 7'6" (2.41m x 2.29m)  
A useful garden store, accessed via a uPVC double glazed panel door, with electric lighting and power sockets.

**First Floor Landing**  
With loft access hatch and built-in cupboard for storage.

**Bedroom One** 12'8" widens x 11'1" (3.86m widens x 3.38m)  
A nicely proportioned double room with radiator, fitted carpet and a double glazed window.

**Bathroom** 7'7" x 5'9" (2.31m x 1.75m)  
A white suite comprises of a panelled bath with electric shower over and glass side screen, pedestal wash basin and a WC. With attractive wall tiling, radiator, laminate flooring and a Velux roof light.

**Occasional Bedroom/Study** 10'10" x 8'2" (3.30m x 2.49m)  
Providing walk-through access to bedrooms two and three, with radiator, fitted carpet and Velux roof light.

**Bedroom Two** 11'11" x 7'5" (3.63m x 2.26m)  
With fitted carpet, radiator, loft access hatch and a double glazed window to the front elevation.

**Bedroom Three** 11'6" x 7'4" (3.51m x 2.24m)  
With fitted carpet, radiator and a Velux roof light.

**External**  
To the front of the house is a gravelled forecourt providing off street parking for several vehicles, with a hedged boundary to one side and planted shrub border. A pathway to the side of the house gives access to the rear garden.

**Rear Garden**  
The rear garden enjoys a favourable south-westerly aspect and a fair degree of privacy, with a central lawn and established, mature borders with an array of shrubs and perennials.

**Services**  
All mains services are understood to be connected.

**Tenure**  
The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

**Council Tax**  
Council Tax is payable to East Riding of Yorkshire

Council, with the property understood to be rated in Tax Band - B.

**Measurements:**  
All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

**Virtual Viewing/Videos**  
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

**Disclaimer:**  
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

**Draft Details:**  
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.





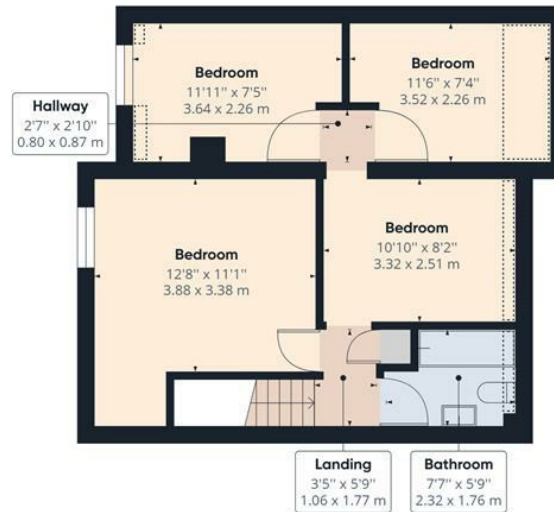








Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

996.17 ft<sup>2</sup>  
92.55 m<sup>2</sup>

Reduced headroom

36.14 ft<sup>2</sup>  
3.36 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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