



**26 Main Street**  
**Brandesburton, Driffield, East Yorkshire YO25 8RL**  
**Price £350,000**

**WP** WOOLLEY  
& PARKS



\*\*\* A SPACIOUS AND IMMACULATELY PRESENTED FAMILY HOME IN A SOUGHT AFTER VILLAGE LOCATION \*\*\* 360° VIRTUAL TOUR AVAILABLE ONLINE \*\*\*

Forming part of the Main Street scene, at the very heart of Brandesburton - a highly regarded and well served village, conveniently situated for access to Drifffield, Beverley and the East Yorkshire coast - This attractive family home, built in 2002 to an individual design, offers a wealth of immaculately presented accommodation, enjoying all the benefits of a modern, high specification build, including underfloor heating throughout and solar panels. Arranged over two floors, the accommodation briefly comprises Entrance Hall with generous walk-in storage cupboard, Lounge, fabulous open-plan Living/Dining Kitchen, Utility Room and WC to the ground floor, with a first floor Landing serving the Main Bedroom and En-suite, three further double Bedrooms and the house Bathroom. To the rear, a modest yet delightfully private garden is landscaped for ease of maintenance, with a brick-built storage shed and a substantial detached double garage with gravelled parking for two vehicles. A deceptive home of real charm and quality - viewing is ESSENTIAL to gain a true feel for all that it offers!



**Entrance Hall** 10'5" x 6'6" (3.18m x 1.98m)  
A modern composite entrance door, with double glazed panel detail, opens into a delightful hallway with beautiful Travertine stone floor tiling, oak internal doors and a straight flight staircase rising off.

**Store** 6'8" x 6'5" (2.03m x 1.96m)  
A generous walk-in cupboard providing useful storage.

**Lounge** 17'6" x 11'10" (5.33m x 3.61m)  
A wonderfully cosy reception room features ceiling coving, fitted carpet, TV/Media points and twin double glazed sash windows to the front elevation. An electric fire set upon a granite composite hearth and back, with painted mantelpiece surround, creates an appealing focal point.

**Kitchen** 16'10" x 9'10" (5.13m x 3.00m)  
Comprehensively fitted with a bespoke range of base, wall and drawer units crafted from American white oak, in a painted Shaker finish, with beautiful black granite work surfaces and a stainless steel sink unit. Integrated appliances include an electric double oven/grill, gas hob with extractor canopy above and a dishwasher, with recess space to accommodate a freestanding fridge. With Travertine stone floor tiling, chrome towel radiator and twin double glazed sash windows to the front elevation.

**Day Room** 17'10" x 14'4" (5.44m x 4.37m)  
The kitchen is open plan to the Day Room, creating a wonderful social space which accommodates both Living and Dining areas. With Travertine stone floor tiling, TV/Media points, double glazed window to the side elevation and double glazed French doors opening to the rear garden. A log burning stove stands within an exposed brick corner fireplace, creating an attractive focal point.

**Utility Room** 9'7" x 6'3" (2.92m x 1.91m)  
A useful addition to the home, featuring a run of base units matching those of the Kitchen, with granite effect rolled edge worktop and stainless steel sink, plus recess space with plumbing for a freestanding washing machine. The gas central heating boiler is wall mounted at one end. With extractor fan, Travertine floor tiling, double glazed window to the side elevation and a modern composite external door to the rear.

**Downstairs WC** 6'3" x 3'8" (1.91m x 1.12m)  
A most useful convenience features a white suite of WC and hand basin with cabinet below, Travertine stone floor tiles and a double glazed window to the front elevation.

**First Floor Landing** 17'6" x 6'5" (5.33m x 1.96m)

A generous, light and airy landing serving the first floor accommodation, with double glazed windows to both front and rear elevations, loft access hatch, built-in airing cupboard and fitted carpet.

**Main Bedroom** 16'4" x 11'3" (4.98m x 3.43m)  
An excellent double room, extensively fitted with a range of wardrobes and drawers, with engineered oak flooring and twin double glazed windows to the rear elevation.

**En-suite** 6'7" x 5'5" (2.01m x 1.65m)  
A luxuriously appointed facility features a stylish white suite comprising large shower enclosure with rainfall shower, adjustable riser rail attachment and glass partition screen, vanity wash basin with drawers below, and the WC. With beautiful wall and floor tiling, chrome towel radiator, backlit anti fog vanity mirror, extractor fan and a double glazed window. Loft access hatch off.

**Bedroom Two** 15'7" x 12'11" max (4.75m x 3.94m max)  
Another generously proportioned double room with beautiful engineered oak flooring, TV/media points and two double glazed windows to the front elevation.

**Bedroom Three** 11'8" x 10'7" (3.56m x 3.23m)  
A very comfortable double room with engineered oak flooring, TV/media points and twin double glazed windows to the front elevation.

**Bedroom Four** 9'6" x 8'5" (2.90m x 2.57m)  
Also a double room, presently utilised as a home office space, again with engineered oak flooring, telephone/media point and a double glazed window.

**Bathroom** 8'6" x 6'6" (2.59m x 1.98m)  
Attractively styled and matching the En-suite, with a modern white suite comprising of a panelled bath, separate corner shower enclosure, vanity wash basin with drawers below, and the WC. With beautiful stone and slate finish wall and floor tiling, Velux roof light, chrome towel radiator, extractor fan and backlit anti-fog vanity mirror.

**Garden**  
The rear garden is afforded an excellent degree of privacy, being set within a walled perimeter, and enjoys a south and easterly aspect. Beautifully landscaped for ease of maintenance, the garden features paved patio terrace and block paved spaces, covered barbeque area/log store, retained planting beds and borders with mature shrubbery and trees, decked terrace with pergola and artificial turf. Access is gained from the garden to a generous brick built store, with two gated access points into the garden from the side and rear.

**Garage and Parking**  
A substantial detached double garage features twin up and over doors to the front elevation, with a personnel door at the side accessed from the garden. With electric lighting and power sockets, including an external EV charging point. A gravelled driveway wraps around from in front of the garage to the side, providing ample space for two vehicles.

**Services**  
The property is understood to be connected to all mains services. A gas fired boiler serves the underfloor heating system for the property, with solar panels providing additional means of heating water.

**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 - E.

**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).

**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.

**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.





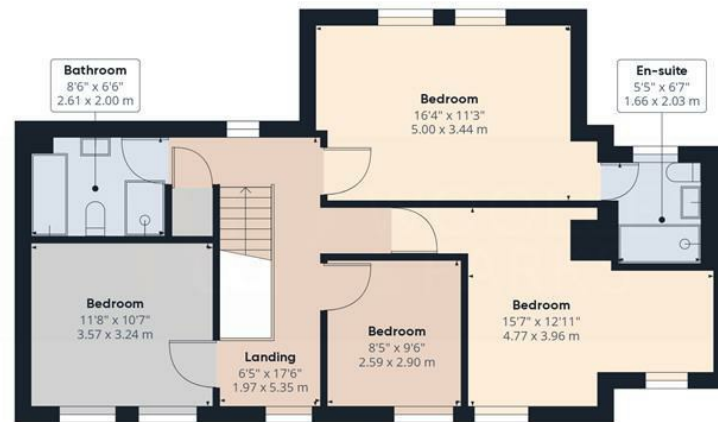








Ground Floor



Floor 1

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

1615.7 ft<sup>2</sup>  
150.1 m<sup>2</sup>

Reduced headroom

11.8 ft<sup>2</sup>  
1.1 m<sup>2</sup>

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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