



**Brandesburton Hall, Redwood Drive,
Brandesburton, Driffield, East Yorkshire YO25 8UJ**
Asking price £385,000

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UNIQUE TOWNHOUSE IN A SOUGHT AFTER LOCATION WITH BESPOKE FINISH AND SPECTACULAR VIEWS 360° VIRTUAL TOUR AVAILABLE ONLINE***

This beautifully designed and sympathetically restored Grade II Listed home offers extensive accommodation that simply can not fail to impress. This superb mews property provides pure quality and generously proportioned living spaces that provide charming character yet retain many traditional features with modern and contemporary fixtures and fittings that offer the perfect blend of old and new. Having been completed to an exceptional standard with a vast majority of bespoke features that can be seen in each and every room. Set within an enviable location with picturesque communal gardens that sweep around the property, private drive and single garage. Three storey accommodation with inviting entrance hall, office, sitting room, utility area and w/c all to the ground floor with hugely versatile living spaces to the first floor currently presented as a double bedroom, family bathroom, formal dining area, superb formal lounge and open plan dining kitchen with a two further bedrooms of which the main boasts en-suite bathroom, dressing area and Juliet balcony all to second floor. This incredible home is truly a unique find and with demand sure to be high we strongly recommend early viewings to avoid disappointment.



Entrance Hall 14'4" x 13'6" (4.37m x 4.12m)
Impressive entrance hall with beautiful high ceilings that create space with stunning solid glazed door to front elevation complete with fan light over, turn flight staircase takes centre stage with chrome and pine balustrade leading to first floor, deep skirting and attractive coving adding to the character all with stone tiled flooring and central heating radiator.

Sitting Room/Bedroom 17'5" x 7'11" (5.31m x 2.43m)
Hugely versatile reception room currently used as a sitting room, naturally light with sliding sash window to east elevation, charming fitted coving, television point, central heating radiator and quality oak laid flooring throughout.

Office 12'9" x 11'1" (3.90m x 3.38m)
A further versatile reception room currently used as a home office with bespoke cabinet complete with high gloss fronts and mahogany finish plus fitted shelving providing ample storage. Sliding sash window to the east and north allows for plenty of natural light with telephone point, TV point, central heating radiator, tall ceiling complete with attractive coving and continued oak flooring.

W/C 5'6" x 2'11" (1.68m x 0.90m)
Attractive two piece suite comprising low flush w/c and pedestal hand wash basin, mosaic tiled splash backs, glazed sliding sash windows to side elevation, central heating radiator, continued oak flooring and fitted extractor fan.

Utility Room 9'6" x 9'4" (2.92m x 2.87m)
Generous sized utility area providing ample space and plumbing for free standing appliances with fitted base units and roll top work surfaces incorporating single bowl stainless steel sink with drainer and mixer tap over, utility area houses large hot water cylinder and wall mounted gas combination boiler, sliding sash window to front elevation with central heating radiator and tiled effect vinyl flooring.

First Floor Landing
Impressive first floor landing space with split levels complete with sliding sash windows to dual aspect, charming coving throughout with central heating radiator, matching chrome and pine spindled staircase leads to second floor again boasting under stairs storage cupboard and fitted carpets throughout.

Bedroom Three 11'8" x 9'8" (3.56m x 2.97m)
Spacious double bedroom benefiting from stylish sliding door full height wardrobes to one wall complete with hanging rails and fitted shelving for maximum storage, sliding sash window to the west with bespoke shutters, central heating radiator, attractive coving and fitted carpets.

Family Bathroom 11'6" x 8'2" (3.51m x 2.51m)
Attractive family bathroom enjoying a quality four piece suite comprising roll top bath with central waterfall tap and shower attachment boasting a Moroccan inspired tiled splash backs, double length shower cubicle with floor length screen benefits from drench shower head plus further attachment, wall mounted wash basin offers matching water fall tap and stylish fitted drawer and low flush w/c, sliding sash window to east elevation with attractive porcelain laid flooring, touch mirror, coving and heated towel rail.

Dining Room/Bedroom 12'9" x 11'6" (3.91m x 3.51m)
A further versatile reception room currently used as a formal dining room with sliding sash window, charming coving, television point, central heating radiator and fitted carpets.

Dining Kitchen 16'2" x 14'2" (4.95m x 4.33m)
Open plan dining kitchen both stylish and well designed offering a comprehensive range of wall, base, drawer and display units in a high cream gloss finish with contrasting granite work surfaces and tiled splash backs with matching breakfast island. A whole host of integral appliances with double oven, microwave, four ring induction hob and fitted extractor hood plus fridge, dishwasher and wine fridge, deep Belfast one and half bowl sink unit with drainer and extendable mixer tap over, twin sliding sash windows, inset LED spot lighting to ceiling, central heating radiator and tiled effect flooring laid throughout.

Lounge 23'0" x 19'11" (7.03m x 6.08m)
Beautifully presented formal lounge with superb décor and unspoiled countryside views. This extensive sized room boasts sliding sash windows to dual aspect with both westerly and southerly facing views, ornate coving throughout with contemporary wall lighting, wall mounted electric flicker effect fire with contemporary pebble and chrome surround creates a superb focal point to the room with both television and telephone points, central heating radiators and fitted carpets.

Second Floor
Continued pine and chrome staircase leads to second floor with fitted carpets throughout.

Principle Bedroom 19'0" x 13'5" (5.80m x 4.10m)
Extensive sized principle bedroom benefiting from a vast range of quality built in furniture with part mirror fronted wardrobes, matching dressing table, drawers and bedside lockers, charming fitted coving throughout, attractive Juliet balcony with French doors, sliding sash windows to west elevation with bespoke fitted shutters, access to loft space, television point, central heating radiator and fitted carpets.

Dressing Area 9'8" x 13'2" (2.96m x 4.02m)

En-Suite Bathroom 14'3" x 6'1" (4.35m x 1.86m)
Superb en-suite bathroom fitted with a luxurious four piece suite comprising double ended roll top bath complete with waterfall tap and chrome shower attachment, wall length shower cubicle again boasting drench shower head over and separate shower attachment, vanity style unit incorporating wash basin and low flush w/c, wall mounted touch mirror, heated towel rail, fully tiled walls and ceramic tiled flooring, inset LED spot lighting with sky light and fitted extractor fan.

Bedroom Two 17'1" x 14'0" (5.21m x 4.29m)
A further extensive sized bedroom boasting ample storage with bespoke fitted wardrobes, matching dressing table, bedside lockers and fitted shelving, sliding sash windows to dual aspect complete with fitted shutters plus additional sky light window to ceiling, central heating radiator, television point and quality laid carpet throughout.

Garage and Outbuildings
Single attached garage with remote electric double hung doors to front elevation and personal door to rear, power and light supplied throughout. Garage is accessed via gravelled drive with turning area providing ample off street parking. The property also benefits from two brick built garden stores with power installed. The property also has an enclosed courtyard garden which offers a fair degree of privacy with large patio area providing a great place to entertain with barbecue, secure gated access and external water supply.

Communal Areas
As one would expect the communal gardens are extensive with beautifully manicured lawns, feature landscaping and a vast array of indigenous and non indigenous trees. The gardens offer approximately 4.5 acres of well maintained open space that the owners of this home have enjoyed over the years.

Council Tax
Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band -

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

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.

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).



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Ground Floor



Floor 1



Floor 2



Approximate total area¹⁾
 2704.54 ft²
 251.26 m²

Reduced headroom
 1.69 ft²
 0.16 m²

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Least	Very environmentally friendly - lower CO ₂ emissions	Worst
105.00 - 125.00 A		10.00 - 15.00 A	
85.00 - 105.00 B		15.00 - 20.00 B	
65.00 - 85.00 C		20.00 - 25.00 C	
45.00 - 65.00 D		25.00 - 30.00 D	
25.00 - 45.00 E		30.00 - 35.00 E	
5.00 - 25.00 F		35.00 - 40.00 F	
Not energy efficient - higher running costs	Most	40.00 - 45.00 G	Worst

England & Wales EU Directive 2002/91/EC