



**31 Reedsway, Brandesburton YO25 8SF**  
**Offers in the region of £189,950**

- NO CHAIN
- VILLAGE LOCATION
- PARKING
- SOUTHERLY ASPECT TO REAR
- 17ft DINING KITCHEN
- GARAGE
- REAR GARDEN
- ENERGY RATING - D

Offered for sale with the benefit of no chain involved, this cottage style semi-detached house includes a 17ft dining kitchen, an on-built garage with parking and a pleasant enclosed garden to the rear with a southerly aspect.

#### LOCATION

This property fronts onto Reedsway which leads off St Quintin Park from Main Street and is handily placed to the main village centre and local amenities.

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 1522 (2011 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 local shops, two public houses, a Chinese restaurant & take-away, it's own primary/junior school and a number of recreational facilities including an 18 hole golf course.

#### ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators from a modern combi boiler, uPVC double glazed windows (not to the rooflights which are double glazed with softwood frames) and the accommodation is arranged on two floors as follows:

#### ENTRANCE HALL

6' x 3'7" deepening to 4'5" (1.83m x 1.09m deepening to 1.35m)

With a composite front entrance door, stairs leading off and one central heating radiator.

#### LOUNGE

14' widening to 17' x 12'5" (4.27m widening to 5.18m x 3.78m)

With a gas living flame effect fire set on a marble effect hearth and inset with a white surround, two wall light points, understairs cupboard, ceiling cove and one central heating radiator.

#### DINING KITCHEN

17' x 9'2" (5.18m x 2.79m)

Fitted base and wall units incorporating worksurfaces with an inset sink unit and tiled splashbacks, an electric range style cooker, an American style fridge freezer, ceramic tiled floor covering, one central heating radiator and uPVC rear entrance door.

#### FIRST FLOOR LANDING

With an access hatch leading to the roofspace which also houses the gas combi boiler, one central heating radiator and doorways to:

#### BEDROOM 1 (FRONT)

14' x 9'2" (4.27m x 2.79m)

With a built-in cupboard over the stairs incorporating a shelf and radiator, and one central heating radiator to the bedroom.

#### BEDROOM 2 (REAR)

8'6" x 9'3" (2.59m x 2.82m)

With a double glazed rooflight and one central heating radiator.

#### OFFICE/BEDROOM 3 (REAR)

8'3" x 5'2" (2.51m x 1.57m)

With a double glazed Velux rooflight and one central heating radiator.

#### BATHROOM/WC

5'6" x 7' (1.68m x 2.13m)

With a large independent shower cubicle incorporating a hand shower and rain shower over, pedestal wash basin, low level WC, full height tiling to the walls, downlighting to the ceiling, ceramic tiled floor covering, a ladder towel radiator and one central heating radiator.

#### OUTSIDE

There is a pleasant foregarden which incorporates a hedged surround and a driveway provides parking in front of an on-built brick garage.

To the rear is an enclosed garden which incorporates raised borders and a large paved patio. The garden benefits from a southerly aspect and there is also an outside cold water tap.

#### GARAGE

9'11" widening to 11' x 22'4" (3.02m widening to 3.35m x 6.81m)

With an remote operated electric roller shutter door, side personnel door, power and light laid on and plumbing for an automatic washing machine.

#### TENURE

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

#### COUNCIL TAX

The Council Tax Band for this property is Band B.



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