



**Sycamore House , Brandesburton YO25 8SQ**  
**Offers in the region of £425,000**

- Well regarded location with superb views over the golf course
- Lounge & Dining room with archway opening to kitchen
- Spacious modern kitchen open to dining room
- Single garage & plenty of parking
- Energy Rating - D
- Generous garden plot
- Garden room with log burning stove
- Master bedroom with fitted wardrobes & en suite
- Private garden with westerly aspect

A superb executive detached home which offers beautifully presented, extended accommodation and enjoys a lovely cul de sac location with a westerly aspect over Hainsworth Park Golf Course. A real must view property.

### LOCATION

This property enjoys a well-regarded location on Hymers Close which overlooks the golf course to the rear and leads off Reeds Way from St Quintins Park from the Main Street within the popular village of Brandesburton.

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, uPVC double glazing, a burglar alarm, and is arranged on two floors as follows.

### OPEN PORCH

With tiled flooring, external light and uPVC front entrance door with matching side panels leading to:

### RECEPTION HALL

10'5 x 9'7 (3.18m x 2.92m)  
With a spindle staircase leading off incorporating a storage cupboard under, laminate flooring, dado rail, wall light point and one central heating radiator.

### CLOAKS/WC

2'10 x 5'10 (0.86m x 1.78m)  
With a low level WC, corner wash basin with tiled splashback, dado rail, laminate flooring and one central heating radiator.

### LOUNGE

11'8 x 20'10 (3.56m x 6.35m)  
Gas fire set on a tiled hearth and inset with feature surround, two wall light points, one central heating radiator, sliding patio door to the garden room and double doors to the dining room.

### DINING ROOM

9'5 x 10'2 (2.87m x 3.10m)  
With open square arches leading to both the garden room and kitchen providing a lovely open family space, picture rail, laminate flooring and one central heating radiator.

### KITCHEN

10' x 14'8 (3.05m x 4.47m)  
With an extensive range of fitted base and wall units incorporating worksurfaces with an inset 1 1/2 bowl sink unit, built-in double oven with split level ceramic hob incorporating a cooker hood over, integrated fridge freezer, display cupboards and feature pelmet lighting, tiled splashbacks, a breakfast bar, laminate flooring and one central heating radiator.

### UTILITY ROOM

6'8 x 5'9 (2.03m x 1.75m)  
With fitted base and wall units incorporating worksurfaces with an inset stainless steel sink unit, tiled splashbacks, plumbing for an automatic washing machine, a wall mounted Vaillant gas central heating boiler, uPVC side entrance door, laminate flooring and one central heating radiator.

### GARDEN ROOM

19'4 x 12'2 (5.89m x 3.71m)  
Enjoying a lovely outlook over the rear garden and golf course beyond, with double French doors and side personnel door, with a wood burning stove set on a tiled hearth, downlighting to the ceiling, laminate flooring and two central heating radiators.

### FIRST FLOOR

#### PART GALLERIED LANDING

With a built-in storage cupboard, one central heating radiator and doorways to:

#### MASTER BEDROOM (REAR)

14'6 x 12'2 (4.42m x 3.71m)  
An extensive range of fitted bedroom furniture incorporating wardrobes, top storage cupboards, display shelves, matching bedside tables and dressing table along with drawers, one central heating radiator and superb views over the golf course.

#### EN-SUITE SHOWER ROOM

6'10 x 7' (2.08m x 2.13m)  
With an independent shower cubicle, vanity unit housing the wash basin and concealed cistern/WC, wall cupboards

incorporating a mirror and lighting, full height tiling to the walls, ceramic tile flooring covering, downlighting to the ceiling, a ladder towel radiator and super views over the golf course.

#### BEDROOM 2 (SIDE)

10'3 x 19'4 (3.12m x 5.89m)  
Window to the front and dormer window to the rear which enjoys super views over the golf course beyond. There are fitted wardrobes and matching drawers along with one central heating radiator.

#### BEDROOM 3 (FRONT)

11'9 x 8'4 (3.58m x 2.54m)  
One central heating radiator.

#### BEDROOM 4 (REAR)

9'7 x 11'4 (2.92m x 3.45m)  
Fitted wardrobes incorporating matching drawers, lovely views over the golf course and one central heating radiator.

#### BATHROOM/WC

9'11 x 5'9 (3.02m x 1.75m)  
With a modern suite comprising a large independent walk in shower cubicle with hand shower and rain shower above, vanity unit housing the wash basin, concealed cistern/WC, full height tiling to the walls, ceramic tiled floor covering, downlighting to the ceiling and a feature towel radiator.

### OUTSIDE

The property sits in a generous garden plot with a foregarden and plenty of parking in front of a single garage which has double opening main doors, rear personal door, power and light laid on.

To the rear of the property are paved patios along with a large garden beyond incorporating an ornamental pond, a number of mature shrubs and trees, along with hedging, an outside tap and external lighting. The rear garden enjoys a delightful outlook over Hainsworth Golf Course and enjoys a great deal of privacy along with a westerly aspect.

### COUNCIL TAX

The Council Tax Band for this property is E.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.