



**QUICK & CLARKE**  
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**56 St. Quintin Park, Brandesburton YO25 8SE**  
**Offers in the region of £175,000**



- Must be Viewed
- Popular Village
- Modern Dining Kitchen
- Modern Bathroom
- Easy to Maintain
- Courtyard Parking to Rear
- Gardens
- Energy Rating - D

A lovely three bedroomed end-terrace property located within the popular village of Brandesburton, featuring a modern dining kitchen and bathroom along with three bedrooms. The property is a short distance from the village centre and enjoys an enclosed low maintenance garden to the rear along with off street parking within a block paved parking court.

#### LOCATION

This property is located on St. Quintin Park which leads off the Main Street close to the centre of the village.

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 glazed windows and front entrance door and is arranged on two floors as follows:

#### ENTRANCE HALL

4'7 x 8'11 (1.40m x 2.72m)

With a uPVC front entrance door, stairs leading to the first floor, laminate flooring and one central heating radiator.

#### LOUNGE

12'11 x 14'7 (3.94m x 4.45m)

Gas fire set in a marble hearth and inset with an Adam style surround and one central heating radiator.

#### DINING KITCHEN

16'5 x 8'1 (5.00m x 2.46m)

With a good range of fitted base and wall units incorporating worksurfaces with tiled splashbacks, inset 1 1/2 bowl stainless steel sink unit, a built-in fridge freezer, built-in oven and split level ceramic hob with cooker hood over, a useful understairs cupboard, one central heating radiator and rear entrance door.

#### FIRST FLOOR LANDING

Access hatch leading to the roofspace and doorways to:

#### BEDROOM 1 (FRONT)

8'8 x 14'6 (2.64m x 4.42m)

With built in storage cupboards one central heating radiator.

#### BEDROOM 2 (REAR)

8'2 deepening to 10'4 x 8'6 (2.49m deepening to 3.15m x 2.59m)

One central heating radiator.

#### BEDROOM 3 (FRONT)

7'5 x 8'7 max (2.26m x 2.62m max)

With an overstairs storage cupboard and one central heating radiator.

#### BATHROOM / WC

8'1 x 5'6 (2.46m x 1.68m)

Three piece suite comprising panelled bath with mixer taps and hand shower over and screen above, low level WC, pedestal wash basin and a ladder towel radiator.

#### OUTSIDE

The property fronts onto a small foregarden with a paved pathway leading to the front entrance door.

To the rear is an easy to maintain garden which incorporates a large paved patio and wide pathway, along with an artificial lawn. Beyond this is a useful brick built store and a hand gate leading out into the

communal block paved parking court which is accessed via a road leading along the end of the terrace.

#### 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 A.

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.