

















2 Market Place, Hornsea, East Riding of Yorkshire HU18 1AW Tel: 01964 537123 | Email: hornsea@qandc.net www.quickclarke.co.uk

The Property Specialists







Maple Lodge, 3 The Meadows, Brandesburton YO25 8QG Offers in the region of £389,950

- Well appointed Very popular village CLOAKS/WC detached house
- Private cul -de-sac Stunning open plan setting
- En Suite to Master
- Integral garage and LOUNGE parking drive

kitchen dining room

location

- Lovely enclosed garden Council Tax Band E
- Energy Rating C

A delightful family home within the popular village of **KITCHEN DINING AND DAY ROOM** Brandesburton, offering spacious accommodation with a stunning combined dining day room and kitchen.

### SIMPLY MUST BE VIEWED

### **LOCATION**

This property enjoys a tucked away location on The Meadows, a small and pleasantly varied cul-de-sac which leads off Frodingam Road close to the centre of this popular 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 miles), the market towns of Beverley (about 8 miles) to: 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 & takeaway, it's own primary/junior school and a number of recreational facilities including an 18 hole golf EN-SUITE SHOWER ROOM course.

### **ACCOMMODATION**

The accommodation has mains gas central heating via hot water radiators, UPVC double glazing and is arranged over two floors as follows:

### **ENTRANCE HALL**

uPVC front entrance door, engineered oak flooring, spindled staircase leading to the first floor incorporating a deep understairs cupboard and a personnel door to the garage.

Wash basin with tiled splashback, low level WC, engineered oak flooring and one central heating

12'11 x 15'11 plus bay (3.94m x 4.85m plus bay)

Bay window to the front, gas fire set in a conglomerate marble hearth and inset, engineered oak flooring, two wall light points, ceiling cove and two central heating radiators.

26'9 x 15'3 overall plus 8'2 x 3'11 (8.15m x 4.65m overall plus 2.49m x 1.19m)

With an excellent range of base and wall units incorporating full height storage cupboards and a double width island which has composite worksurfaces with a Bosch induction hob and feature extractor and ceiling light above, Bosch oven and microwave oven, an inset 1 1/2 bowl ceramic sink, double French doors leading to the rear garden set in a feature bay, uPVC door leading to the side garden, engineered oak flooring, a ladder radiator, two central heating radiators, downlighting and feature lighting to the kickboard.

### FIRST FLOOR LANDING

Access hatch leading to the roofspace, built-in convenient for access to the city of Hull (about 15 cupboard, one central heating radiator and doorways

# **MASTER BEDROOM**

12'10 x 15'10 (3.91m x 4.83m)

With one central heating radiator and doorway to:

7'5 x 6'2 (2.26m x 1.88m)

Comprising a corner shower cubicle, pedestal wash hand basin and a wc. Full tiling to the walls, and one central heating radiator.

### BEDROOM 2

13'6 x 11'3" (4.11m x 3.43m")

With a two deep built in cupboards and one radiator,

# **BEDROOM 3**

15'9" x 10' (4.80m" x 3.05m)

With laminate flooring and one radiator.

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

### **BEDROOM 4**

9'6" x 8'9" (2.90m" x 2.67m")

With laminate flooring and one radiator.

### **SHOWER ROOM**

7' x 6'3" (2.13m x 1.91m")

enclosure, vanity wash hand basin and wc. Tiled walls with alcove shelving and towel radiator

### **OUTSIDE**

The property fronts onto a lawned foregaren with a private parking drive infront of the single garage. A sheltered patio adjoins the side of the kitchen where there is a seating area and hot tub (available by negotiation). To the rear is a lovely enclosed garden with a paved patio and generous pawn beyond. There are hand gated to either side of the property, external lighting and an outside cold water tap.

### **INTEGRAL GARAGE**

17'6" x 8'3" (5.33m" x 2.51m")

With an up and over door and door from hallway. With light and power and the wall mounted gas

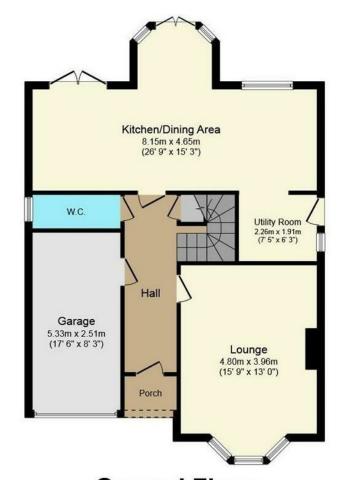
combi boiler, fitted base and wall units and plumbing for a washing machine.

# **TENURE**

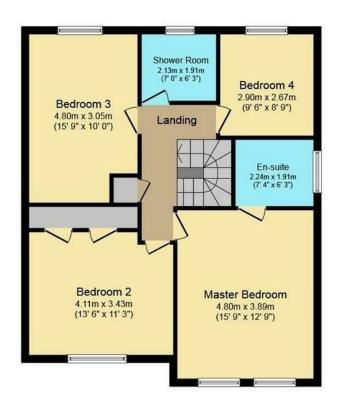
The property is understood to be freehold, confirmation will be provided by the vendors With a modern suite comprising a large shower solicitors, and vacant possession will be given upon completion.

### **COUNCIL TAX**

The property is in council tax band E.



**Ground Floor** 



**First Floor** 

Tel: 01964 537123