



**QUICK & CLARKE**  
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**Waldene Church Lane, Brandesburton YO25 8QZ**  
**Offers in the region of £225,000**

- Super Location
- Spacious Accommodation
- In Need of Refurbishment
- Lots More Potential (Subject to planning approvals)
- Open Views to the Rear
- Dining Room
- Ground Floor Bedroom & Bathroom
- Car Port, Garage & Store
- No Chain
- Energy Rating - TBC

Enjoying a super, sought after village location this dorma bungalow offers spacious accommodation and whilst in need of modernisation offers excellent potential for further enlargement or re-configuration of the accommodation to make this a really lovely home, subject of course to any local authority approvals.

The property has plenty of parking, garage and on built store, attractive gardens and adjoins fields to the rear.

#### LOCATION

This property fronts onto Church Lane which leads off Main Street, enjoying a lovely tucked away location within this sought after 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 double glazed windows with aluminium frames to all but one window which is uPVC double glazed, has central heating from a back boiler and is arranged on two floors as follows:

#### KITCHEN

12'9 x 8'2 (3.89m x 2.49m)

Base and wall units incorporating contrasting worksurfaces with stainless steel sink unit and tiled splashbacks, built-in double oven and ceramic hob with cooker hood over, plumbing for an automatic washing machine, a breakfast bar, side entrance door and one central heating radiator.

#### INNER HALLWAY

Stairs leading to the first floor, a built-in understairs cupboard and a cupboard which houses the hot water tank.

#### LOUNGE

12' x 17' (3.66m x 5.18m)

With a gas fire incorporating a concealed back boiler behind, stone surround and matching base units with timber tops, a pleasant view over the front garden, two wall light points and one central heating radiator. An open arch leads into:

#### DINING ROOM

11'9 x 11'8 (3.58m x 3.35m)

Sliding patio door to the rear garden and one central heating radiator.

#### BEDROOM 1 (REAR)

11'4 x 8'4 (3.45m x 2.54m)

Fitted wardrobes along one wall incorporating a central dressing table and one central heating radiator.

#### SHOWER ROOM / WC

7'9 x 5'5 (2.36m x 1.65m)

With a modern suite comprising a walk-in shower cubicle, vanity unit housing the wash basin, low level WC, mermaid boarding to the walls and a ladder towel radiator.

#### FIRST FLOOR

Small landing and doorway to:

#### INTER-CONNECTING BEDROOMS

Which offer lots of potential for further enlargement or reconfiguration, subject to Local Authority approval and is currently laid out as:

#### BEDROOM 2

12' x 15'5 (3.66m x 4.70m )

With fitted wardrobes incorporating top storage cupboards and drawers, lovely rural views form the dormer window and one central heating radiator.

#### BEDROOM 3

11'3 x 12'3 (3.43m x 3.73m)

With fitted wardrobes incorporating a central dresser unit and further over-stairs storage cupboard, and one central heating radiator.

#### OUTSIDE

The property enjoys a delightful location on Church Lane and has a pleasant, generous foregarden with a central lawn and a number of shrubs. There is a long block printed driveway that leads along the side of the property to a car port in front of the garage, and an outside cold water tap.

A paved patio adjoins the immediate rear of the property with a dwarf wall and archway leading to the main garden which is lawned and enjoys a great deal of privacy, has a vegetable plot and

greenhouse. The rear garden adjoins open pasture and fields beyond.

#### GARAGE

8'4 x 15'1 (2.54m x 4.60m)

A single brick built garage with up & over main door and an additional large brick on built store adjoining the rear of the garage.

#### COUNCIL TAX

The property is in band C for council tax purposes.

#### TENURE

The property is understood to be freehold, confirmation will be provided by the vendors solicitors and vacant possession will be given upon a date to be agreed.



Total area: approx. 122.3 sq. metres (1316.3 sq. feet)

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.