



3 Stockwell Lane, Brandesburton YO25 8RP
Offers in the region of £125,000

- Requiring Refurbishment
- Great Village Location
- Lovely Cottage Garden
- Useful Outbuildings
- Lots of Potential
- Generous Cottage Garden
- Energy Rating - TBC

Enjoying a pleasant location on Stockwell Lane, this three bedroomed cottage requires upgrading and modernisation throughout but offers lots of potential and enjoys a generous cottage garden.

LOCATION

This property fronts onto Stockwell Lane, which leads from 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 uPVC double glazing to the rear elevation and is arranged on two floors as follows:

ENTRANCE HALL

uPVC front entrance door, stairs to the first floor and doorway to:

LIVING ROOM

14' x 10'3" (4.27m x 3.12m)

With an open fire set in a tiled surround and hearth and a built-in understairs cupboard.

DINING ROOM

12'6" x 10' (3.81m x 3.05m)

With an old style range and built-in cupboards.

KITCHEN

10'2" x 4' (3.10m x 1.22m)

With base and wall units, stainless steel sink, work surfaces and a uPVC rear entrance door.

FIRST FLOOR

LANDING

Built-in cylinder/airing cupboard with an immersion heater and doorways to:

BEDROOM 1 (FRONT)

14' x 10'3" (4.27m x 3.12m)

With two built-in cupboards.

BEDROOM 2 (FRONT)

14' x 7'3" (4.27m x 2.21m)

BEDROOM 3 (REAR)

10' x 7'4" (3.05m x 2.24m)

BATHROOM/W.C.

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

With a panelled bath, pedestal wash hand basin and low level w.c.

OUTSIDE

Whilst the property fronts onto the pavement there is off-street parking available within Stockwell Lane and a passageway leads along the side of the property providing a pedestrian access to the rear. Please note this is a shared access with the other cottages, however, we understand this is owned by No. 3.

To the immediate rear of the property is a small yard area where there are two brick and tile built outbuildings, one of which incorporates a toilet and there is a separate coal house. A pathway leads northwards from the rear of the property and provides access to a generous cottage garden where there are a number of useful stores and outbuildings.

TENURE

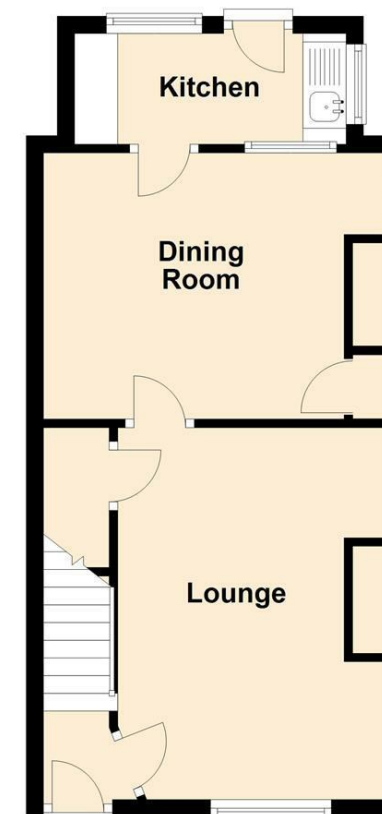
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band B.

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.

Ground Floor
Approx. 34.2 sq. metres (368.2 sq. feet)



Total area: approx. 81.3 sq. metres (874.7 sq. feet)