





The Property Specialists

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72 St. Quintin Park, Brandesburton YO25 8SE
Offers in the region of £169,950

- Super True Bungalow
- Shower Room
- Parking Drive
- Great Deal of Privacy to Rear
- Energy Rating - C
- Modern Kitchen
- Well Presented Throughout
- West Facing Rear Garden
- No Chain

Lovely bungalow in the popular village of Brandesburton, well appointed throughout and enjoying a well secluded garden to the rear with a westerly aspect.

LOCATION

this property fronts onto a small Cul-de-Sac leading off St Quinin Park which in turn leads from Main Street, well placed for access to local amenities.

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 Driffild (about 10 miles), as well as the East Yorkshire coast. The village is served by local shops, two public houses, 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, solid Oak internal doors and is arranged on one floor as follows:

ENTRANCE HALL

8'10" x 3'2" (2.69m" x 0.97m")
With UPVC front entrance door and matching side panel.

LOUNGE

10'5" x 17' (3.18m" x 5.18m)
With an elelctric fire set in a modern surround and one central heating radiator.

KITCHEN

8'10" x 10'2" (2.69m" x 3.10m")
With a good range of range of fitted base and wall units incorporating worksurfaces with an inset stainless steel sink, built in oven with split level ceramic hob and cooker hood over, plumbing for automatic washing machine, built in fridge freezer, one central heating radiator and UPVC side entrance door.

INNER HALL

With a built in storage cupboard, access hatch to the roof space and doorways to:

BEDROOM 1

10'5" x 12'1" (3.18m" x 3.68m")
With one central heating radiator.

BEDROOM 2

8'11" x 8' (2.72m" x 2.44m)
With one central heating radiator.

SHOWER ROOM/W.C

5'11" x 7'2" overall (1.80m" x 2.18m" overall)
With a walk in shower with electric instant shower over, pedestal wash hand basin, low level w.c, full height tiling to the walls and a ladder towel radiator.

OUTSIDE

The bungalow incorporates a lawned fore garden and there is a private parking drive to the side. To the rear is pleasant garden which benefits from a well secluded westerly aspect and includes a paved terrace areas, a lawn and a timber built garden shed.

COUNCIL TAX

This property is in council tax 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.

