



QUICK&CLARKE

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76 Main Street, Brandesburton YO25 8RG
Offers in the region of £425,000

- Superb Detached Home
- 24ft Kitchen & Day Room
- Sitting Room
- Shower Room & Family Bathroom
- Generous South Facing Rear Garden
- Set in a Large Plot
- Dining Room
- En-Suite
- Excellent Parking, Car Port & Workshop
- Energy Rating - D

This property simply must be viewed!

A beautiful home located in the heart of Brandesburton. Set in a particularly generous plot the property features a 24ft kitchen and day room with an open plan dining room leading off, separate sitting room with spacious bedrooms to the first floor, one with an en-suite, family bathroom plus a separate shower room. Excellent parking, carport, workshop and super garden to the rear with a southerly aspect.

LOCATION

This property enjoys a lovely central village location fronting onto Main Street opposite the village primary school.

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 water sports, fishing and an 18 hole golf course.

ACCOMMODATION

The accommodation has main gas central heating via hot water radiators with underfloor heating to the kitchen, utility room & cloaks/w.c, UPVC double glazing and is arranged over two floors as follows:

ENTRANCE HALL

With composite entrance door, stairs leading off with cloaks recess under, engineered Oak flooring and one central heating radiator.

SITTING ROOM

11'11" x 12'8" (3.63m x 3.86m)

A lovely sunny room with French doors and matching side panels overlooking the rear garden, three wall light points and one central heating radiator.

DINING ROOM

15'1" x 10'10" (4.60m x 3.30m)

With engineered Oak flooring, three wall light points, one central heating radiator and open plan to:

COMBINED DAY ROOM & KITCHEN

24'7" x 14'6" (7.49m x 4.42m)

A super family space with stunning fitted kitchen featuring a large island with breakfast bar and gas hob with cooker hood over, granite worktops, inset 1 1/2 bowl ceramic sink, integrated full height fridge, dishwasher and double oven, tiled splashbacks, UPVC rear entrance door to the kitchen area, downlighting to the ceiling and ceramic flooring incorporating underfloor heating. The day room has engineered Oak flooring, double French doors opening to the rear garden with full height picture windows to either side providing plenty of light and a lovely outlook to the garden, two wall light points, an open fire with cast iron inset, tiled hearth and timber surround.

UTILITY ROOM

11'9" x 10'9" overall (3.58m x 3.28m overall)

With composite side entrance door, fitted base and wall unit with ceramic Belfast style sink, timber worksurfaces with plumbing for automatic washing machine and space for a tumble dryer, wall mounted central heating boiler, ceramic flooring with underfloor heating and doorway to:

CLOAKS/W.C

With a low level w.c, wash hand basin with tiled splashback and ceramic tiled flooring with underfloor heating.

FIRST FLOOR

LANDING

A lovely spacious landing which also includes a large STUDY AREA with built in cylinder/airing cupboards, access hatch to the roof space and one central heating radiator.

BEDROOM 1

11'11" x 15'5" (3.63m x 4.70m)

With strip wooden flooring, one central heating radiator a lovely elevated outlook over the rear garden and beyond, and doorway to:

EN-SUITE SHOWER ROOM

7'2" x 4' (2.18m x 1.22m)

With a tiled shower cubicle, vanity unit housing the wash hand basin, low level w.c, ceramic tiled flooring, downlighting to the ceiling and a ladder radiator.

BEDROOM 2

11'10" x 15'5" (3.61m x 4.70m)

With a lovely outlook over the rear garden and beyond with built in cupboards and one central heating radiator.

BATHROOM/W.C

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

With a white suite comprising of a panelled bath with electric instant shower over and screen above. vanity unit housing the wash hand basin and concealed cistern/w.c, wood laminate flooring, part tiled walls and a ladder towel radiator.

INNER HALL

With access to roof void and doorways to:

BEDROOM 3

11'8" x 10'4" (3.56m x 3.15m)

With an elevated outlook over the rear garden and one central heating radiator.

BEDROOM 4

11'11" x 7'8" (3.63m x 2.34m)

With one central heating radiator.

SHOWER ROOM/W.C

7'5" x 4'10" (2.26m x 1.47m)

With a walk in shower incorporating hand shower and rain shower above, pedestal wash hand basin, low level w.c, part tiled walls, downlighting to the ceiling, ceramic tiled flooring and one central heating radiator.

OUTSIDE

The property sits in a particularly generous plot with excellent parking to the front including an 'in' and 'out' driveway with a covered car port and large workshop which is fully insulated with fitted units, water, power and light laid on.

A large paved patio adjoins the immediate rear of the property with ornamental pond, beyond this is a large lawn which has a curved feature walled and fenced surround.,

there is a large garden store and wood store. The rear garden enjoys a super southerly aspect and forms one of many of the lovely features this home provides.

COUNCIL TAX

The property has been placed in band ' E ' for council tax purposes.

TENURE

The property is understood to be freehold, confirmation will be provided by the vendors solicitors.



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.

Total area: approx. 160.2 sq. metres (1724.1 sq. feet)