



Willow House, 26 Main Street, Brandesburton YO25 8RL
Offers in the region of £370,000

- No Chain
- E x t e n d i n g t o approximately 1700sq ft
- 24ft Day Room & Kitchen
- Well Secluded Garden
- Parking & Double Garage
- A Simply Stunning Home
- Beautifully Upgraded by the Current Owners
- Fitted Master Bedroom with En-suite
- Outbuilding
- Energy Rating - C

An absolutely stunning home which simply must be viewed!

Offering particularly spacious accommodation which has been upgraded by the current owners to provide a beautifully appointed home, featuring under floor heating throughout, solar panels, a stunning 24ft combined day room and kitchen with Neff appliances, utility room, modern en-suite to the spacious master bedroom along with high quality fitted furniture, three further double bedrooms and family bathroom with four piece suite. Lovely, well secluded garden to the rear, outbuilding, parking and a double garage.

LOCATION

This property enjoys a very convenient location close to the village amenities and is located at the corner of Main Street and Blenheim Walk, a small block paved private close which provides access to the property's double garage and parking bays.

Please note the public bus service no longer runs via the Main Street of the village, a number of bus stops are now accessed on New Road a short walk from the property.

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, it's own primary/junior school and a number of recreational facilities including an 18 hole golf course.

ACCOMMODATION

The accommodation has mains gas fired underfloor heating, UPVC double glazing, solid 'Oak' internal doors,

a burglar alarm, wired CCTV system, solar panels and is arranged on two floors as follows:

ENTRANCE HALL

6'6" x 10'6" (1.98m x 3.20m)
With composite front entrance door, Karndean flooring, spindled staircase leading off, downlighting to the ceiling, and a large understairs cloaks cupboard (6'6" x 6'9") with hanging rails and an automatic light.

LOUNGE

17'5" x 12'0" (5.33 x 3.66)
With an electric living flame effect fire set in a surround with marble hearth.

COMBINED DAY ROOM & KITCHEN

16'10" x 24'8" (5.13m x 7.52m)
Recently upgraded with a superb fitted kitchen incorporating fitted base and wall units with Navy fronts and modern worksurfaces, a large breakfast bar, inset sink and drainer, built in Neff oven with Neff combination oven above, Neff induction hob with built in extractor, dishwasher and fridge freezer, a ladder radiator and doorway leading to the utility room. There is downlighting, a feature beam to the ceiling, Karndean flooring, a wood burning stove the the day room and double French doors with side panels lead to the rear garden and provide a lovely bright and airy feel to the dining and day room areas.

UTILITY ROOM

With fitted base and wall units incorporating contrasting worksurfaces with an inset sink, plumbing for automatic washing machine and space for a tumble dryer, Karndean flooring, a wall mounted gas central heating boiler and composite rear entrance door.

CLOAKS/W.C

With a low level w.c, vanity unity housing the wash hand basin, Karndean flooring and an electric room heater.

FIRST FLOOR

LANDING

Which is part galleried with downlighting to the ceiling, built in cylinder/airing cupboard, access hatch to the roof space which has a folding loft ladder and is boarded out with light laid on.

MASTER BEDROOM

17'10" x 11'3" (5.46 x 3.45)
With an extensive range of quality fitted furniture by

Sharps including full height wardrobes, drawers and central dresser and a doorway leading to:

EN-SUITE SHOWER ROOM

6'7" x 6'3" (2.03 x 1.91)
With a modern suite comprising of a walk in shower, vanity unit housing the wash hand basin, concealed cistern w.c, full height tiling to the walls, ceramic tiled flooring and a ladder radiator.

BEDROOM 2

15'7" x 12'11" (4.75 x 3.94)
With slimline fitted cupboard and matching shelving.

BEDROOM 3

9'6" x 8'5" (2.9 x 2.59)
With laminate flooring.

BEDROOM 4

11'8" x 10'6" (3.56 x 3.22)
With laminate flooring.

FAMILY BATHROOM

With a modern suite comprising of a panelled bath, independent shower cubicle, low level w.c, vanity unit housing the wash hand basin, part tiling to the walls, ceramic tiled flooring and a ladder radiator.

OUTSIDE

To the rear is a delightful garden which enjoys a great deal of seclusion with a generous paved patio, block paving and gravelled surfaces along with raised beds and mature planting, there is also a useful OUTBUILDING within the gardens and this measures 9'2" x 9'6". The garden is well screened with an attractive walled and fenced surround and hand gates lead to Blenheim Walk and the garage. There is also external lighting, outside cold water tap, a bin store and log store. EV charger and further parking to the side of the garage.

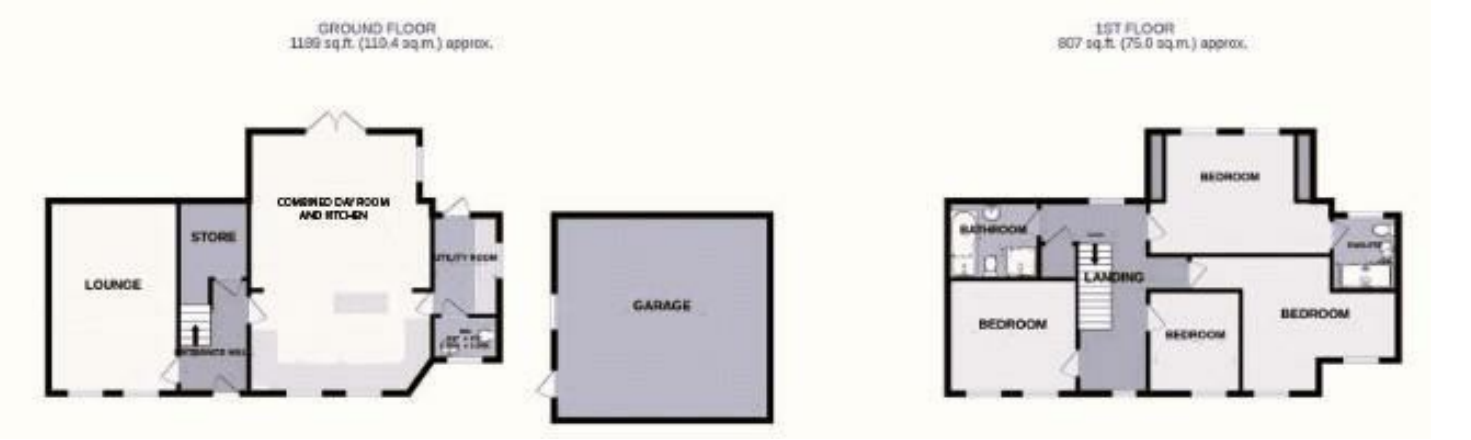
To the rear of the garden is a gravelled parking area in front of the DOUBLE GARAGE (19'10" x 18'11") with twin main doors, personal door, power and light laid on.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

COUNCIL TAX BAND

The council tax band for this property is band E.



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.