



Cross Hill, Brandesburton, Driffield
YO25 8RB

Asking Price £385,000



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2, Cross Hill, Brandesburton, Drifffield

DESCRIPTION

Charming Semi-Detached Home Overlooking Brandesburton Village Green – No Onward Chain.

Nestled in the heart of the highly sought-after village of Brandesburton, this beautiful four/five-bedroom semi-detached home exudes character and charm, offering a unique blend of period features and modern convenience.

Standing proudly with picturesque views over the village green, this distinctive home boasts versatile living spaces and an abundance of charm.

Upon entering, a former hairdressing salon presents a fantastic opportunity to create an elegant entrance hall, setting the tone for the rest of the property. The lounge is a wonderfully inviting space, featuring a cosy open fire, exposed ceiling beams, and dual aspect windows, allowing natural light to flow throughout.

A second reception room, currently used as a bedroom, offers excellent flexibility, with an adjoining room that serves as a dressing area, but could easily be converted into a home office or study, perfect for modern-day living.

To the rear, the property enjoys a large sunroom, complete with built-in storage and plumbing for freestanding appliances, creating a practical yet stylish space. Flowing seamlessly from here is the stunning kitchen/dining room, a true focal point of the home, opening directly onto the beautifully landscaped garden, ideal for entertaining. A ground-floor bathroom completes the downstairs accommodation. The first floor boasts three spacious double bedrooms, a well-proportioned single bedroom, and a modern shower room, all designed to offer comfort and style.

Externally, the low-maintenance rear garden features mature borders and flower beds, offering a serene outdoor retreat. A large shed provides ample storage, while the gated driveway ensures secure off-street parking.

With its enviable location, charming period details, and versatile living spaces, this property presents an exceptional opportunity to own a piece of Brandesburton's heritage.

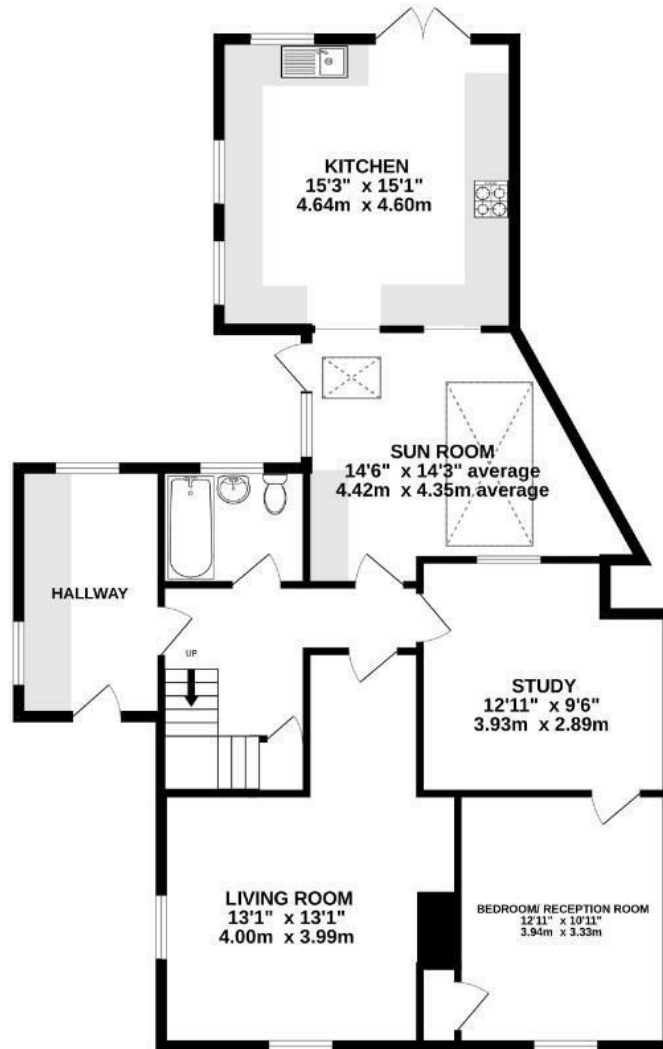


ROOMS

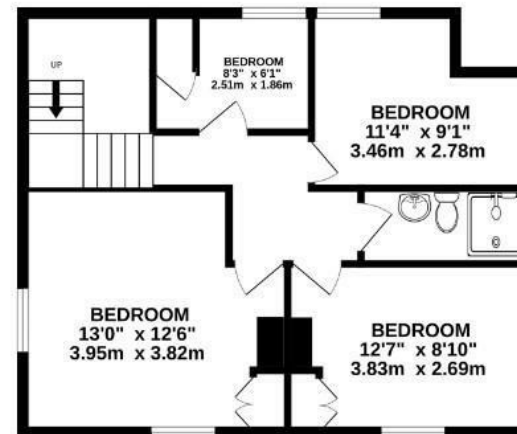




GROUND FLOOR
1224 sq.ft. (113.7 sq.m.) approx.



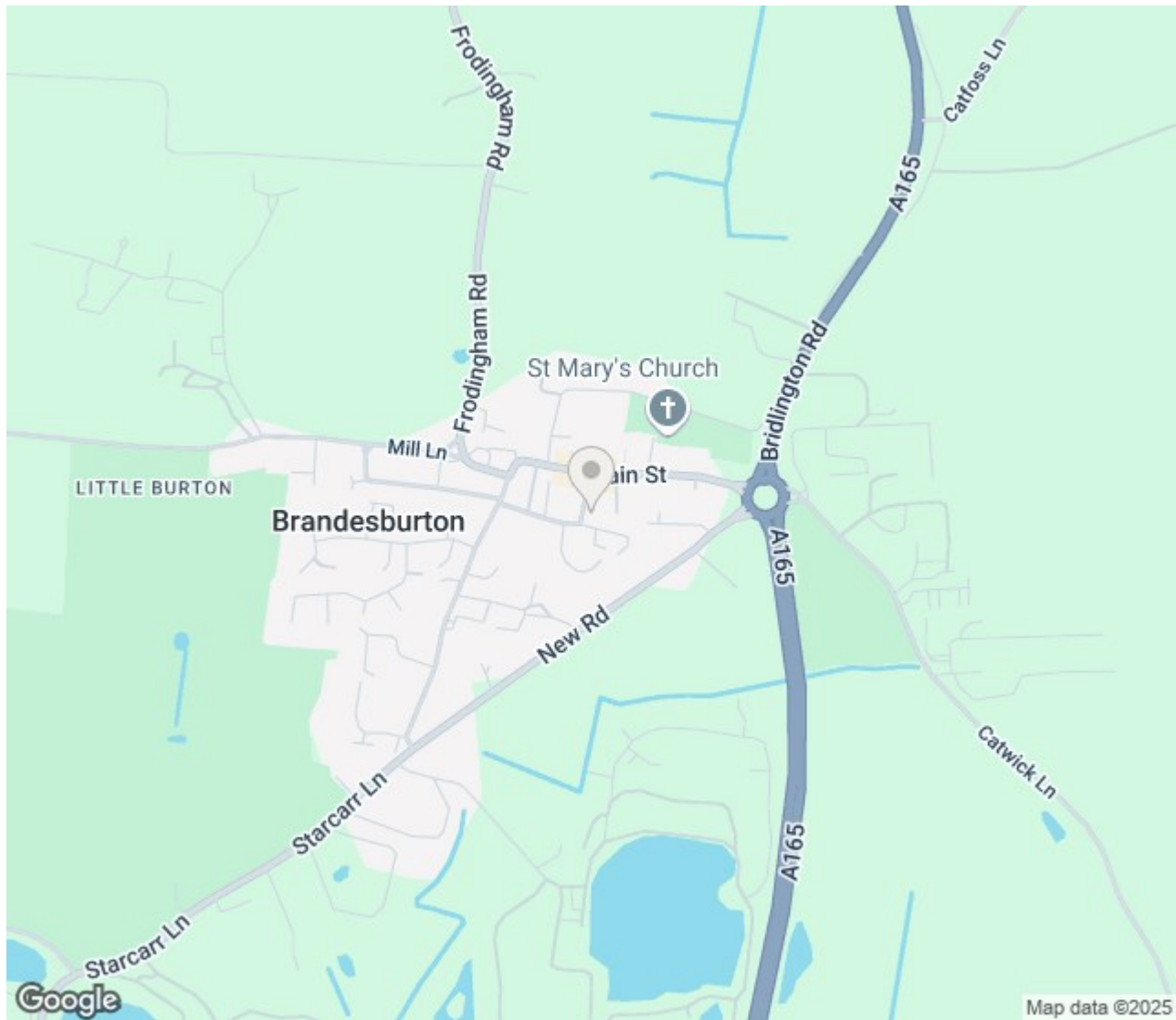
1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.




TOTAL FLOOR AREA : 1812 sq.ft. (168.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

27 Quay Road, Bridlington, YO15 2AR | 01262 674252 | bridlington@hunters.com





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