



## Barley Garth, Brandesburton, Driffield, YO25 8SD

- 3 bedrooms
- 2 cosy reception rooms
- Large garden for outdoor fun
- Includes a spacious garage
- Unfurnished, add your style
- 1 modern bathroom
- Recently upgraded interiors
- Off-street parking available
- Located in Brandesburton
- Viewing highly recommended

**£900 Per Month**



# Barley Garth, Brandesburton, Driffield, YO25 8SD

## DESCRIPTION

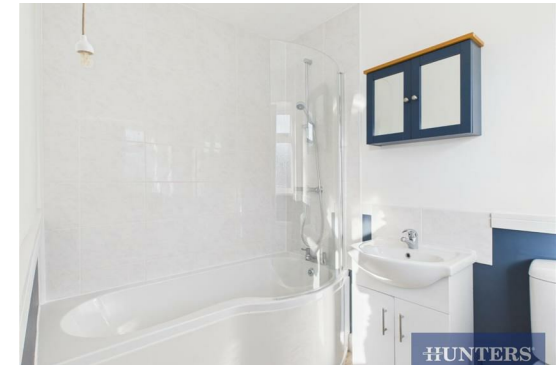
Welcome to Barley Garth, a charming three-bedroom house nestled in the picturesque village of Brandesburton, Driffield. This delightful property has recently undergone upgrades, ensuring a modern and comfortable living experience for its future occupants.

As you enter, you will find two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout of the home is both practical and inviting, making it an ideal choice for families or those seeking a peaceful retreat.

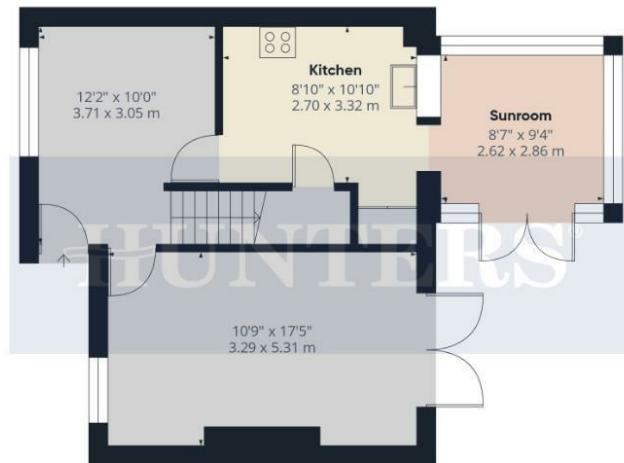
The three well-proportioned bedrooms provide ample space for relaxation and rest, while the bathroom is conveniently located to serve the needs of the household. The property is offered unfurnished, allowing you the freedom to personalise the space to your taste.

One of the standout features of this home is the large garden, which offers a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, off-street parking is available, along with a garage, providing secure storage and convenience for your vehicles.

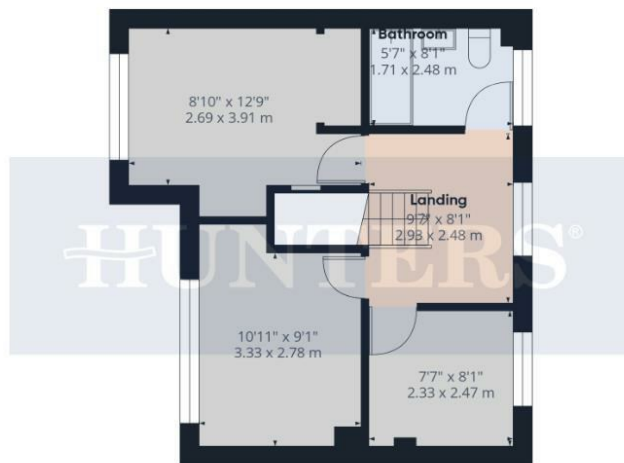
Situated in the heart of Brandesburton, this property benefits from the charm of village life while being within easy reach of local amenities. Whether you are looking for a family home or a tranquil place to unwind, Barley Garth presents an excellent opportunity to embrace a comfortable lifestyle in a lovely setting. Do not miss the chance to make this delightful house your new home.







Ground Floor



Floor 1

### Viewings

Please contact [bridlingtonlettings@hunters.com](mailto:bridlingtonlettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**HUNTERS**

Approximate total area<sup>(1)</sup>  
920 ft<sup>2</sup>  
85.6 m<sup>2</sup>

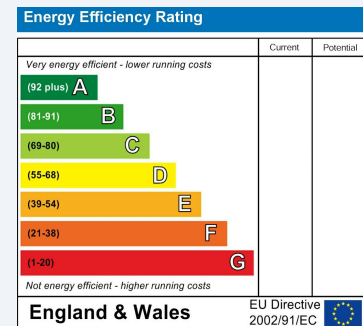
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**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.