



## Dalton Fields, New Road, Brandesburton, Driffield, YO25 8RX

- Brand-new 2 bedroom semi-detached by Wold Top Developments
- Main bedroom with en-suite plus modern family bathroom
- Ground-floor WC and practical day-to-day layout
- Energy-efficient new-build design for lower running costs
- Nearby leisure: golf, watersports lakes and countryside walks
- Premium setting on New Road, Brandesburton
- Well-appointed dining kitchen and comfortable living room
- High-specification fixtures and finishes throughout
- Walk to village amenities: primary school, shop/post office, cafés/takeaways, pubs
- Well placed for Beverley, Driffield & the coast with regular bus links

**Asking Price £220,000**





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## DESCRIPTION

Plot 4, New Road, Brandesburton – Wold Top Developments

A brand-new two bedroom semi-detached home designed for modern, low-maintenance living in the premium village of Brandesburton. The ground floor combines a comfortable front living room with a well-planned kitchen/dining space to the rear, complete with bi-fold doors to the garden for easy indoor-outdoor living, plus a handy ground-floor WC.

Upstairs are two well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a separate family bathroom. Contemporary detailing and thoughtful glazing bring in great natural light, while the specification focuses on comfort and efficiency with high-performance double glazing and an EV charging point for future-ready motoring.

Set on New Road in sought-after Brandesburton, village amenities are close by—shop/post office, cafés/takeaways, pubs and primary school—with leisure on the doorstep (golf, nearby watersports lakes, countryside walks) and straightforward links to Beverley, Driffield and the coast.









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### Viewings

Please contact [bridlington@hunters.com](mailto:bridlington@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.

## 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.

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