



## Maple Walk, Brandesburton, Driffield, YO25 8SH

- Two cosy bedrooms
- Modern semi-detached bungalow
- Large rear garden
- Located in Brandesburton
- Close to local amenities
- Spacious reception room
- Charming conservatory
- Lovely courtyard
- Quiet Maple Walk location
- Viewing recommended

**Asking Price £190,000**





# Maple Walk, Brandesburton, Drifffield, YO25 8SH

## DESCRIPTION

Nestled in the charming village of Brandesburton, this delightful semi-detached bungalow on Maple Walk offers a perfect blend of comfort and convenience.

With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bungalow also features a well-appointed kitchen with space for essential appliances and plenty of storage, as well as a modern bathroom, ensuring all your essential needs are met with ease.

One of the standout features of this property is the lovely conservatory, which allows for an abundance of natural light and serves as a versatile space that could be used as an additional living area or a home office. The rear garden is a true gem, providing ample space for outdoor activities, gardening, or simply unwinding in the fresh air. The courtyard adds an extra touch of charm, creating a delightful area for al fresco dining or enjoying a morning coffee. Additionally, the property benefits from off-road parking and a garage, providing convenient and secure storage.

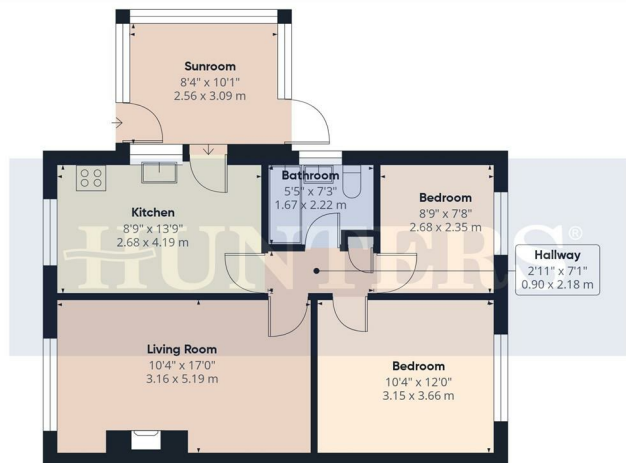
Situated in a peaceful setting, this bungalow is conveniently located in Brandesburton, with its excellent local amenities. These include a primary school, village shop, a post office, local pub, takeaway, fishing lakes and a golf club. With its appealing features and inviting atmosphere, this property is a wonderful opportunity for anyone looking to settle in a picturesque setting. Don't miss the chance to make this charming bungalow your new home.



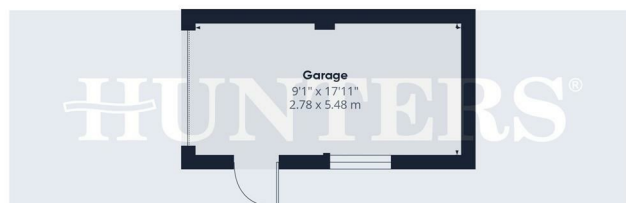








Ground Floor Building 1



Ground Floor Building 2

HUNTERS

Approximate total area<sup>(1)</sup>  
802 ft<sup>2</sup>  
74.5 m<sup>2</sup>

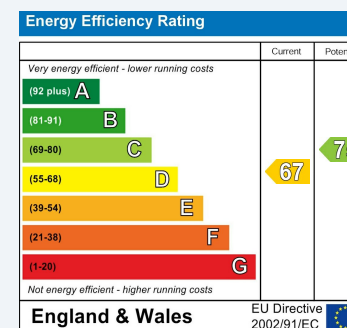
(1) Excluding balconies and terraces

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

GIRAFFE360

## 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.

### 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.