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HERE TO GET *you* THERE



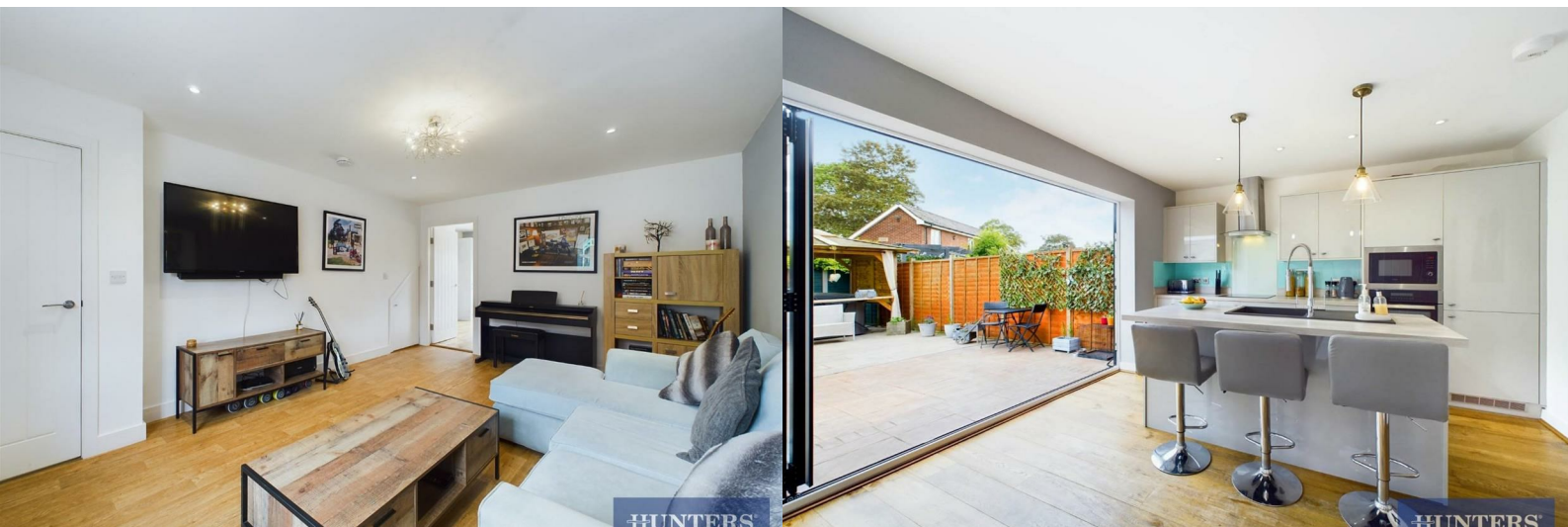
Burton Fields

Brandesburton, Driffield, YO25 8UN

Offers Over £250,000



Council Tax: C



3 Burton Fields

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*** BEAUTIFUL THREE BEDROOM HOME WITH LOFT CONVERSION ***

We're excited to welcome to the market this fantastic three bedroom home, which has been drastically upgraded by the current owners! Having been built in 2020 by well regarded local builders, Allon Homes, this property is situated within the extremely desirable village of Brandesburton, these popular properties are never available for long. Internal accommodation itself briefly comprises Entrance Hall, Lounge and Kitchen / Dining Room to ground floor. The first floor boasts Master Bedroom with En-Suite Shower room, second double bedroom with built in wardrobes, third bedroom and family bathroom. The current owners have converted the loft (please see disclaimer below for further information), providing a loft room and further shower room. Externally the property does not disappoint, with a block paved driveway providing off street parking, along with a low maintenance south-facing rear garden with large timber shed providing ample storage, as well as a lovely seating area.

Brandesburton offers many amenities for a village, such as local shops, primary school, public houses, fish & chip shop, an Italian restaurant, local play parks and much more!

This property is guaranteed to be popular, so early viewing comes highly recommended!

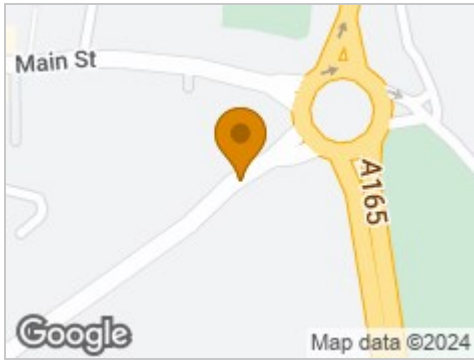
Loft Conversion

The current owner has converted the loft and attained necessary building regulations. However, due to a clause within the transfer document, no changes to the external appearance of the property can be changed until the 7th of May, 2025. Once this date has passed, the Velux windows (included with the purchase) can then be fitted. This can then be officially classed as a fourth bedroom. For more information, please ask the office.

Tel: 01262 674252



Road Map



Hybrid Map



Terrain Map



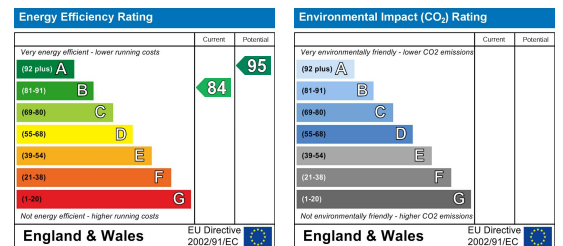
Floor Plan



Viewing

Please contact our Hunters Bridlington Office on 01262 674252 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.