

Orchard Mews

Brandesburton, YO25 8PE

OFFERED TO THE MARKET WITH NO ONWARD CHAINREDUCED FOR A LIMITED TIME PERIOD***

A BEAUTIFULLY APPOINTED THREE DOUBLE BEDROOM MID TERRACE PROPERTY

This warm and cosy, beautifully presented home enjoys a peaceful position in the rural village of Brandesburton, with excellent local amenities including post office, eateries and village primary school, with buses to Beverley, Hull and Hornsea.

The property would make a perfect 'move in' home and has recently been used as a holiday let bringing in a good return and is set up as such with the furniture available by negotiation. It briefly comprises:- entrance hall, lounge/dining room, kitchen, cloakroom, two double bedrooms and family bathroom to the first floor and double bedroom to the second floor, courtyard garden to the rear with allocated parking.

The property benefits from a recently installed boiler for the gas central heating/hot water and UPVC double glazing and warrants an internal inspection to fully appreciate all it has to offer.

Current EPC Rating: C Current Council Tax: Exempt Tenure: Freehold

Offers Over £180,000

Entrance Hall

3'11" x 10'0" (1.20 x 3.06)

Double half glazed entrance door to the rear aspect, radiator and stairs leading to the first floor.

Lounge

17'5" x 14'7" (5.31 x 4.46)

Large picture window to the front aspect, coving to the ceiling, radiator and built in under stairs storage cupboard.

Kitchen

10'2" x 7'4" (3.11 x 2.24)

White gloss fitted kitchen units with work surfaces over, single sink drainer unit with mixer tap, fitted electric oven with gas hob and extractor hood, integrated dish washer, space for washing machine and fridge freezer, part tiled walls/splash back, fitted coving to the ceiling and window to the rear aspect.

Downstairs Cloakroom

Two piece suite in white with low level WC, wash hand basin with floor standing vanity unit, tiled splash back and extractor fan.

First Floor Landing

Built in storage cupboard, radiator and stairs leading the second floor.

Bedroom 1

14'6" x 12'2" (4.44 x 3.71)

Two windows to the front aspect and radiator.

Bedroom 2

7'3" x 10'1" (2.21m x 3.07m)

Window to the rear aspect, radiator and built in wardrobe/storage cupboard.

Family Bathroom

6'11" x 5'10" (2.12 x 1.79)

White three piece bathroom suite comprising, panelled bath with shower over and glass screen, low level WC, pedestal wash hand basin with tiled splash back, part tiled walls, radiator, extractor fan and window to the rear aspect.

Second Floor Landing

Bedroom 3

13'8" max x 11'5" (4.17 max x 3.50)

Velux window to the front aspect, radiator and access to under eave storage.

External

Attractive low maintenance courtyard to the rear with feature flagged seating area, flower, shrub borders and fenced boundaries, shed and gated access to a footpath leading to a parking court with allocated parking space.

About Us

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Disclaimer

Laser Tape Clause -

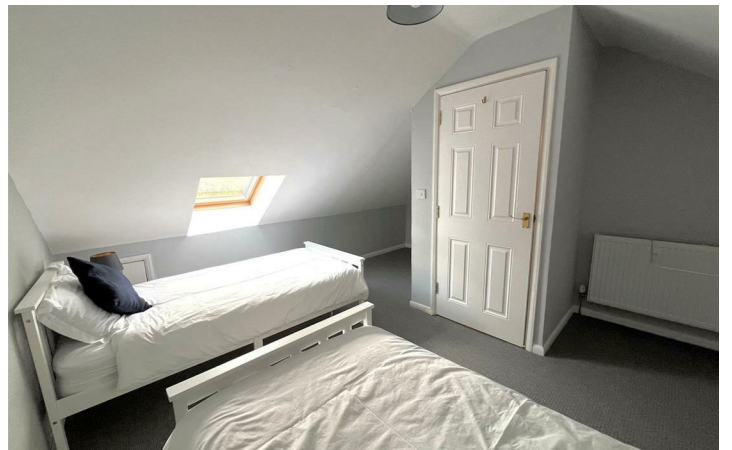
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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Valuations

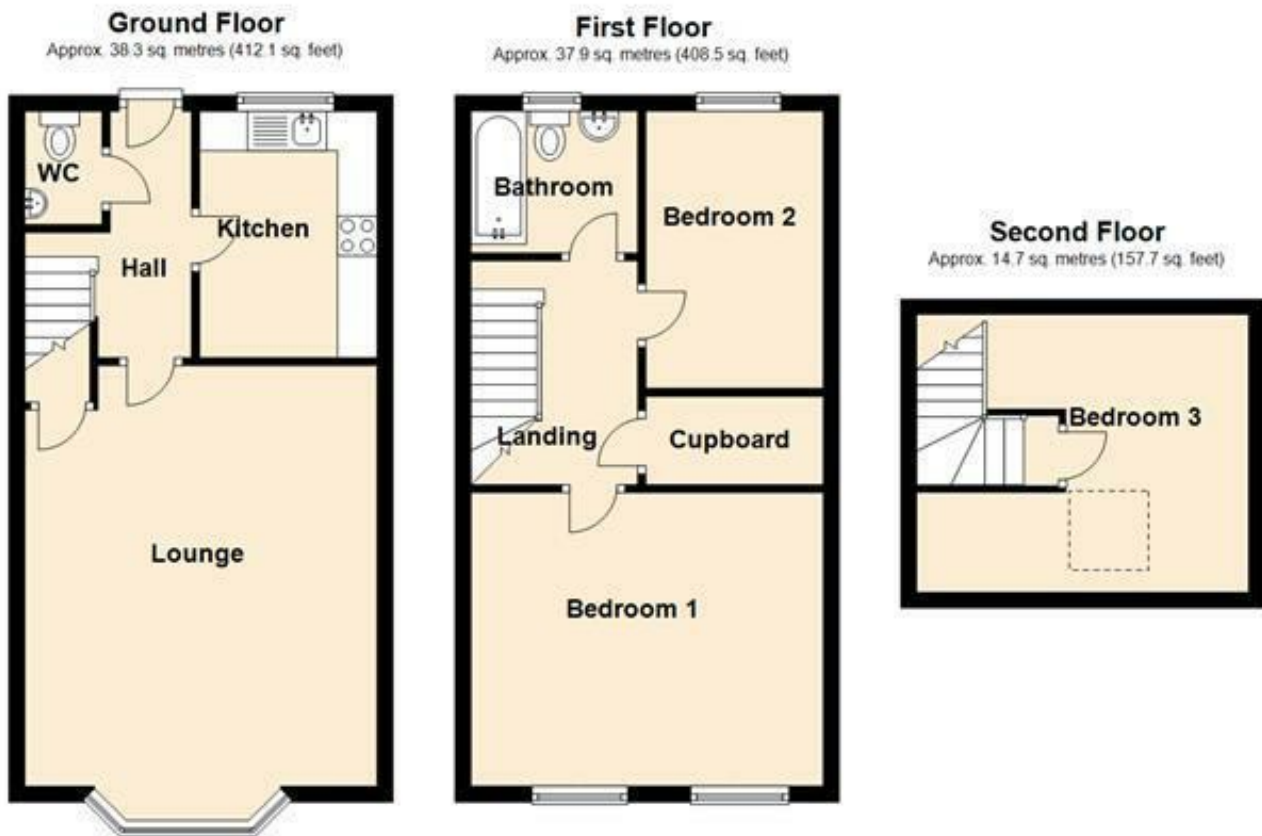
If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- Beautifully Presented
- Three Double Bedrooms
- Contents Available by Negotiation
- Ideal First Time Buyer or Investment
- No Onward Chain
- Viewing Essential
- Popular Village Location
- Allocated Parking





Floor Plan



Total area: approx. 90.9 sq. metres (978.2 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	