



## Boardman Park Brandesburton, YO25 8RS

\*\*\*\*\*REDUCED FOR A LIMITED TIME ONLY\*\*\*\*\*ATTRACTIVE EXECUTIVE DETACHED PROPERTY IN A QUIET RURAL LOCATION\*\*\*\*\* Offering a rare opportunity to experience refined living in a picturesque village setting. From the private south-facing garden to the practicality of a double garage, each element is carefully curated to enhance your lifestyle. With four bedrooms and two bathrooms, this property is more than just a home; it's a sanctuary that embodies the perfect fusion of comfort, style, and convenience.

Situated in a popular village, this residence offers the perfect blend of tranquility and community. Enjoy the charm of village life while still being within reach of essential amenities.

Comprises:- Hallway, cloakroom, lounge, kitchen diner and utility downstairs and upstairs are four bedrooms, the master is en-suite and there is another family bathroom.

Viewing is highly recommended to fully appreciate all it has to offer so call HPS on 01964 533343.

Current EPC - 76, Council Tax Band - D, Tenure - Freehold

**£349,950**

### Entrance Hall

**16'6" x 5'10" (5.05 x 1.78 )**

Double glazed entrance door, windows front & side, staircase to first floor with spindle bannister, under stairs cupboard and radiator.

### Living Room

**20'0" x 10'5" (6.11 x 3.19)**

Two windows to the front and one to the side, coving to ceiling, television point and radiator.

### Dining Kitchen

**19'11" x 13'0" (6.09 x 3.97)**

Window to the side, French doors leading to the rear garden, a range of matching fitted wall & base units with granite work surfaces and splashbacks, one and half sink unit and drainer with mixer tap, gas cooker point, integrated dish washer and microwave, part tiled walls and wooden laminate flooring.

### Cloakroom/WC

**5'4" x 2'9" (1.64 x 0.85)**

Window to the rear, low level w.c., wash hand basin with splash back.

### Utility

**7'3" x 5'10" (2.21 x 1.79 )**

Base units with work surfaces over, sink unit and drainer with mixer tap over, space for washing machine, wall mounted combi boiler, laminate wooden floor and external door to the side, .

### First Floor Landing Gallery

**11'3" x 11'6" (3.43 x 3.53 )**

Gallery landing with access to roof space and two built in cupboards.

### Master Bedroom

**12'11" x 9'9" to wardrobes  
(3.96m x 2.98m to wardrobes)**

Window to the rear, fitted wardrobes, carpeted flooring and radiator.

### Ensuite

**7'8" x 7'2" (2.35 x 2.19)**

Window to the side, white three piece suite comprising:- step in shower

cubicle, pedestal wash hand basin and low level w.c., part tiled walls, , ladder style radiator , down lights and vinyl flooring.

### Bedroom Two

**9'9" x 10'4" (2.98 x 3.17)**

Window to the front, radiator and carpeted flooring.

### Bedroom Three

**9'10" x 7'6" (3.00 x 2.31 )**

Window to the front, radiator and carpeted flooring.

### Bedroom Four

**8'7" x 9'7" (2.62 x 2.93 )**

Window to the front, radiator and carpeted flooring.

### Bathroom

**10'1" x 6'4" (3.09 x 1.94 )**

Window to the side, white four piece bathroom suite comprising:- panelled bath with shower over, vanity unit housing the wash hand basin, low level w.c. and step in shower cubicle. Extractor fan, down lights, vinyl floor and ladder style radiator.

### Front Garden

Laid mainly to lawn, flower, tree and shrub borders, large driveway leading to the double garage.

### Rear Garden

Private, south facing rear garden laid mainly to lawn with paved area, planted borders and fenced boundaries. Personal gate leading to the front.

### Double Garage

Detached garage with up and over door and light & power points.

### About Us

Now well established, our sales team at HPS Estate Agents are passionate about property and are dedicated to bringing you the best customer service we can. Successfully selling both residential and commercial property locally, our job isn't done until you close the door on

your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain.

### Disclaimer

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

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

### 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.

- Executive detached property
- Large kitchen diner
- Ample parking and double garage
- Popular village location
- Four bedrooms, two bathrooms
- Viewing essential
- Ample accommodation over two floors
- Gardens to front and rear





## Floor Plan



Total area: approx. 126.0 sq. metres (1356.6 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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