



**Brandesburton Hall Redwood Drive, Brandesburton,  
Driffield YO25 8UJ**



***Welcome to***

**Brandesburton Hall Redwood Drive, Brandesburton, Driffield**

Stunning first-floor apartment situated in Brandesburton Hall, sitting in delightful extensive gardens.





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### **Communal Entrance**

Leading from the car park with intercom system and stairs to the first floor.

### **Entrance Hall**

Entrance door with intercom system. Dog leg staircase to the first floor. Radiator.

### **Lounge**

11' 7" max x 12' 4" max ( 3.53m max x 3.76m max )  
Attractive cast iron fire grate with tiled surround.  
Window to the side aspect, coving and open plan to the dining room.

### **Dining Room**

11' 4" max x 17' 2" max ( 3.45m max x 5.23m max )  
Two sash windows to the front aspect, with fitted shutters. Beautiful display shelving with cupboards below to one wall, and radiator.

### **Breakfast Kitchen**

12' 5" max x 11' 4" max ( 3.78m max x 3.45m max )  
Range of base and wall units with work surfacing and splashbacks, including stainless steel sink unit, gas hob, extractor over, internal fridge/freezer and dishwasher. Side window and radiator.

### **Landing**

Plumbing for automatic washing machine and cupboard housing GCH boiler. Sash window and roof light.

### **Bedroom 1**

13' 8" max x 13' 4" max ( 4.17m max x 4.06m max )  
Two roof lights and window to the side aspect.

### **Bedroom 2**

8' 7" max x 10' 8" ( 2.62m max x 3.25m )  
Feature arched window and radiator.

### **Bedroom 3/Study**

8' 10" max x 5' 5" max ( 2.69m max x 1.65m max )  
Double-glazed roof light, fitted desk, and radiator.

### **Bathroom**

Beautiful newly-fitted bathroom. Part-tiled walls, pebble-shaped bath, W/C, dual sink with vanity units below and mirror.

### **Outside**

Wonderful vast communal gardens.

### **Parking**

Two allocated parking spaces.

## Welcome to

### Brandesburton Hall Redwood Drive, Brandesburton Drifffield

- Positioned in a former country house with delightful grounds
- Stunning three bedroom accommodation
- Wonderful lounge and dining room
- Beautiful kitchen and bathroom
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Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 957 years from 01 Oct 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## £250,000



Please note the marker reflects the postcode not the actual property

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