



# Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place  
Hornsea  
East Riding of Yorkshire  
HU18 1AW  
01964 537123  
hornsea@qandc.net

3 St. Quintin Park, Brandesburton, East Yorkshire, YO25 8SE  
Offers in the region of £169,950



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		
	74	86
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- No Chain
- Three Bedrooms
- 17ft Lounge
- South Facing to Rear
- Must be Viewed

- Great Village Location
- Dining Kitchen
- Conservatory
- Parking to Rear

#### LOCATION

This property is located close to the entrance of St Quintin Park which leads from Main Street, conveniently located close to the centre of this popular village.

#### ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, UPVC double glazing and is arranged on two floors as follows:

#### ENTRANCE HALL

7'1" x 11'9" overall  
With UPVC side entrance door, stairs leading off, laminate flooring and one central heating radiator.

#### CLOAKS/W.C.

With a low level W.C., wash hand basin with tiled splashback and one central heating radiator.

#### LOUNGE

17'9" x 10'2"  
With an electric fire set on a marble hearth and inset with a painted surround, one central heating radiator and double French doors to:

#### CONSERVATORY

14'7" x 7'5"  
Of UPVC construction with a pitched polycarbonate covered roof, laminate flooring, a cold water tap, one central heating radiator and double French doors to the rear garden.

#### DINING KITCHEN

14'9" narrowing to 10'4" x 13'11"  
With fitted base and wall units incorporating contrasting work surfaces with an inset circular sink and matching drainer, built in double oven and split level gas hob with cooker hood over, plumbing for an automatic washing machine and dishwasher, tiled splashbacks, ceramic tile floor covering, integrated fridge freezer, a useful understairs cupboard and one central heating radiator.

#### FIRST FLOOR

#### LANDING

With a built in storage cupboard and a loft ladder leading to a useful boarded out roof space which houses the central heating boiler and also has two double glazed Velux roof lights.

#### BEDROOM 1 (FRONT)

10'6" x 11'4"  
With fitted wardrobes incorporating full height sliding fronts along one wall and one central heating radiator.

#### BEDROOM 2 (REAR)

9'5" x 10'1"  
With one central heating radiator.

#### BEDROOM 3 (REAR)

8'2" x 7'1"  
With one central heating radiator.

#### BATHROOM/W.C.

6'11" x 5'8"  
With a panelled bath incorporating an electric shower over and screen above, low level W.C., pedestal wash hand basin, full height tiling to the walls and one central heating radiator.

#### OUTSIDE

The property fronts onto a small foregarden and to the rear is a pleasant enclosed garden which incorporates a raised deck sun terrace with lawn beyond and a patio with garden shed.

The rear garden enjoys a Southerly aspect and there is also a hand gate leading out to the rear courtyard where there is a parking space for this property to the rear of the garden.

#### TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors). There is no chain involved with the sale of this property and vacant possession will be given upon completion at a date to be agreed.

#### COUNCIL TAX BAND

The council tax band for this property is band B.