

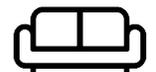


HUNTERS[®]

Elmfield Drive, Brandesburton

YO25 8RR

Asking Price £330,000

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EXCLUSIVE

Elmfield Drive, Brandesburton, YO25 8RR

DESCRIPTION

Positioned on a generous plot in one of Brandesburton's most sought-after spots, this charming three-bedroom detached dormer bungalow offers a rare chance to enjoy village life with uninterrupted views over Brandesburton Golf Course. Backing directly onto the course, it enjoys a peaceful setting while remaining close to all local amenities—ideal for a range of buyers.

From the moment you arrive, this home catches the eye with its attractive kerb appeal, neat front garden, and driveway offering off-road parking for several vehicles. A single garage with a workshop behind adds to the practicality. Inside, the welcoming entrance hall features traditional panelled walls, setting a warm and characterful tone.

The kitchen overlooks the rear garden and offers a quality range of fitted units, an integrated oven and hob, tiled walls, generous worktop space, and a serving hatch to the dining room. The bright, dual-aspect living room includes a feature fireplace and patio doors opening to the garden. Adjacent is a formal dining room—ideal for entertaining or family meals. A third reception room, currently used as a study, and a downstairs WC complete the ground floor.

Upstairs, there are three well-proportioned bedrooms. The master comes with an en suite shower room, the second is a comfortable double, and the third is a spacious single with fitted wardrobes. The family bathroom includes a three-piece suite with a shower over the bath.

The rear garden is a real highlight—landscaped and immaculately maintained, with mature trees, colourful borders, and a large patio seating area. Beyond the garden lies the open greenery of the golf course, creating a truly special outlook.

Brandesburton is a thriving village offering a range of amenities including local shops, a post office, a highly regarded primary school, public houses, and sports facilities. The location also provides excellent access to nearby towns such as Beverley and Bridlington. Schedule a viewing today!



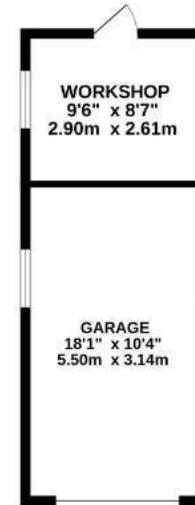
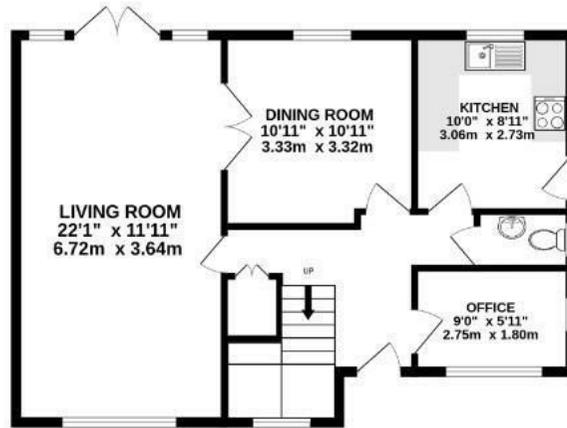
ROOMS



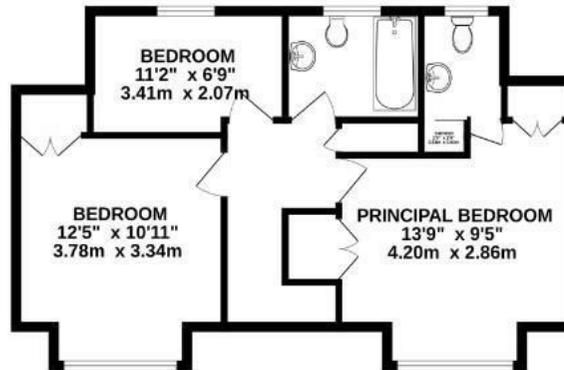


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GROUND FLOOR
937 sq.ft. (87.0 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.1 sq.m.) approx.

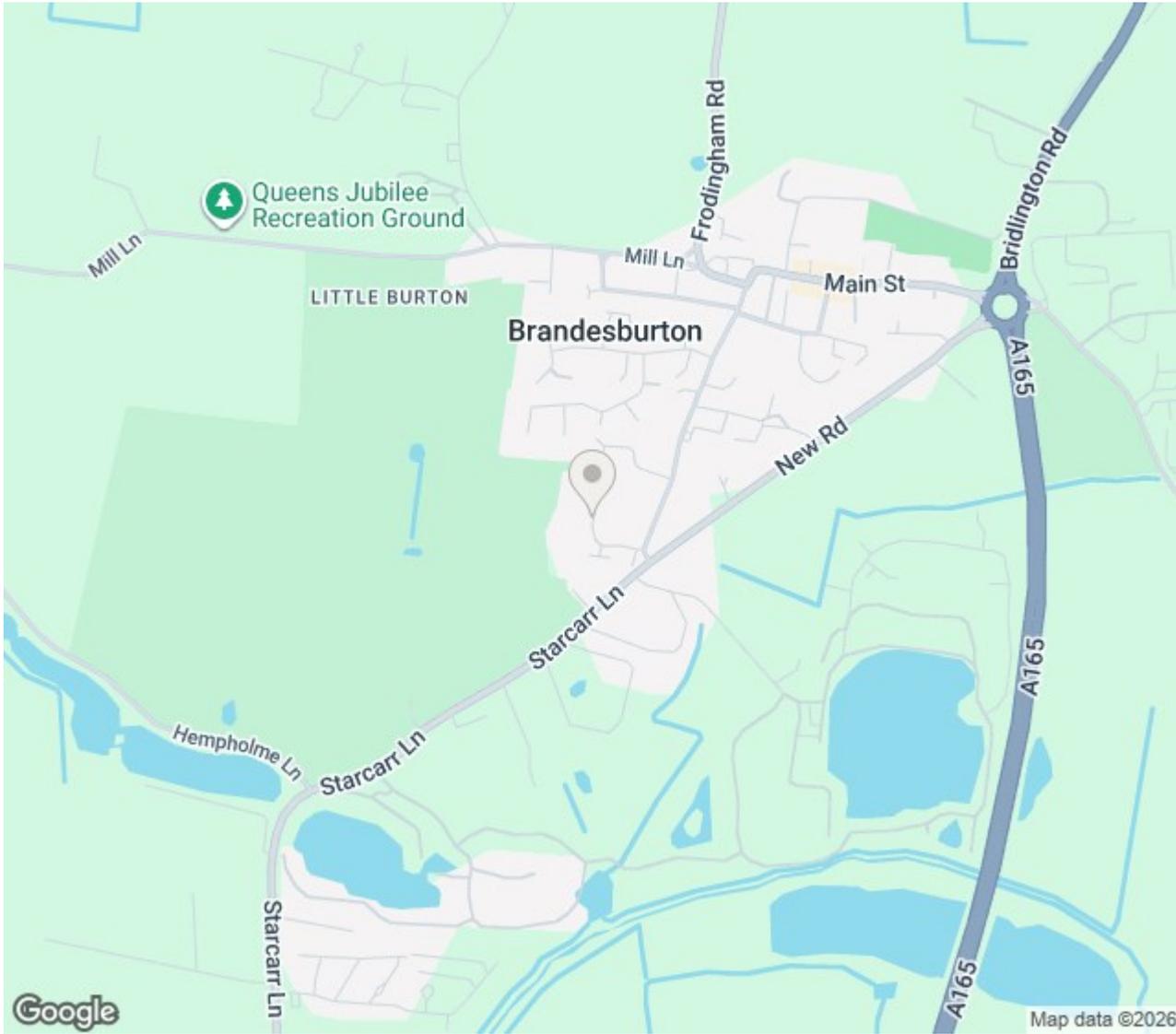


TOTAL FLOOR AREA : 1509 sq.ft. (140.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive	

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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.

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