



# Quick & Clarke

PROPERTY SPECIALISTS

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23 Burton Fields, Brandesburton, YO25 8UN  
Offers in the region of £179,950



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>85</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	

- No Chain
- Lounge and Lounge Kitchen
- Family Bathroom
- NHBC Warranty (from 2020)

- Mid-Terraced Home
- Two Bedrooms
- Enclosed Garden and Parking
- Energy Rating: B

(confirmation to be provided by the vendors solicitors) 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.

#### LOCATION

This property is located on Burton Fields which leads of New Road on the fringe of the popular village of Brandesburton.

Brandesburton is a highly regarded village in the sought-after North Holderness area, pleasantly set just off the main A165 Hull to Bridlington Road, offering excellent connectivity while retaining a strong village character. The parish has a population of approximately 1,522 (2011 census) and enjoys a thriving, well-balanced community.

The village is ideally located for commuters and leisure alike, with convenient access to the city of Hull (around 15 miles), the market towns of Beverley (approximately 8 miles) and Driffield (around 10 miles), as well as the East Yorkshire coastline.

Brandesburton benefits from a good range of local amenities including village shops, two public houses, and its own primary school. Recreational facilities are particularly strong, highlighted by a well-established 18-hole golf course, making the village an appealing choice for families, professionals, and those seeking an active village lifestyle.

#### ACCOMMODATION

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

#### ENTRANCE HALL

With composite front entrance door and one central heating radiator.

#### CLOAKS / W.C.

With a vanity unit housing the wash hand basin, low level W.C., tiled splashback and one central heating radiator.

#### LOUNGE

10'6" x 16'4"

With stairs leading off incorporating a storage cupboard under and one central heating radiator.

#### DINING KITCHEN

13'1" x 11'10"

With a good range of base and wall units incorporating contrasting worksurfaces with an inset sink unit built in oven with microwave oven above and split level induction hob incorporating a cooker hood over, integrated fridge freezer, downlighting to the ceiling, a matching breakfast bar, a built in utility cupboard which incorporates plumbing for an automatic washing machine, one central heating radiator and UPVC rear entrance door.

#### FIRST FLOOR

#### LANDING

With an access hatch leading to the roof space, one central heating radiator and doorways to:

#### BEDROOM 1 (FRONT)

13'2" x 11'3"

With one central heating radiator.

#### BEDROOM 2 (REAR)

13'2" x 10'9"

With one central heating radiator.

#### BATHROOM / W.C.

6'5" x 5'7"

With a panelled bath incorporating mixer taps and a plumbed Rain shower over with screen above, vanity unit housing the wash hand basin, low level W.C., downlighting to the ceiling and a ladder towel radiator.

#### OUTSIDE

The property fronts onto a block paved courtyard where there is two parking space directly in front of the property.

To the rear is an enclosed garden with a paved patio and lawn beyond.

#### TENURE

The tenure of this property is understood to be freehold