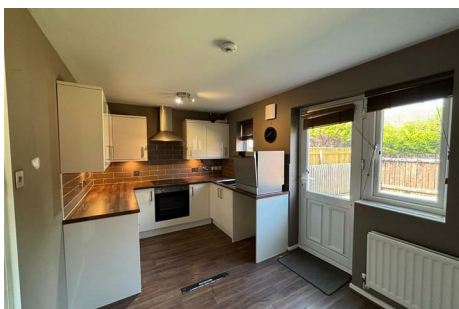




The Poplars

Brandesburton, YO25 8XA

Situated in the welcoming village of Brandesburton, The Poplars presents an excellent opportunity for those seeking a semi-detached house in a peaceful rural setting. This charming property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space.

The location is particularly appealing, as Brandesburton offers a variety of amenities to cater to everyday needs, ensuring convenience without sacrificing the serenity of village life. Residents will appreciate the good bus service that connects the village to nearby towns such as Beverley, Hornsea, and Hull, providing easy access to a wider range of shops, schools, and recreational facilities.

Moreover, the stunning East Yorkshire coast is just a short drive away, allowing for delightful days out by the sea. The nearby towns of Bridlington, Hornsea, and Driffield are also within easy reach, offering further opportunities for leisure and exploration.

In summary, The Poplars is a delightful semi-detached house in a quiet village, perfect for those who value both comfort and community. With its spacious bedrooms and convenient location, this property is a wonderful place to call home.

!!No Onward Chain!!

Must be viewed to truly appreciate all this lovely home has to offer!

EPC-C- Council Tax band-C- Tenure- Freehold

£215,000

Entrance Hall

6'3" x 3'0" (1.93 x 0.92)

Double glazed entrance door plus doubled glazed window to the side. Laminate flooring and doors to the cloakroom and living room.

Cloakroom

5'9" x 2'8" (1.76 x 0.82)

Laminate flooring with low level W.C. Vanity unit plus hand wash basin. Double glazed window to front aspect.

Living Room

15'9" x 14'6" (4.81 x 4.44)

Double glazed window overlooking front garden. Laminate flooring plus a radiator. Open spindled banister with carpeted staircase leading to the first floor.

Breakfast Kitchen

14'6" x 8'3" (4.43 x 2.53)

Fitted wall and base units with laminate work surface. Stainless steel sink unit plus drainer and mixer tap. Part tiled walls and laminate flooring. Electric hob also electric oven and extractor hood. Space for washing machine. Door leading to rear garden and double glazed window. Under stair cupboard creating plenty of storage.

First Floor Landing

7'11" x 5'9" (2.42 x 1.77)

Carpeted flooring with spindled banister. Double glazed window overlooking side aspect. Access to roof space. Doors leading to bathroom and bedrooms.

Bedroom 1

13'5" x 8'5" (4.09 x 2.59)

Window to front aspect. Carpeted flooring and a radiator.

Bedroom 2

10'9" x 8'1" (3.28 x 2.47)

Laminate flooring plus double glazed window overlooking the rear garden.

Bedroom 3

10'2" x 5'9" (3.12 x 1.76)

Carpeted flooring plus a radiator. Window overlooking the front garden. Airing cupboard with hot water tank.

Bathroom

6'2" x 4'9" (1.89 x 1.47)

Panelled bath with shower over the bath also part tiled walls. Vanity unit plus hand wash basin. Low level W.C. Window to rear aspect as well as an extractor fan. Vinyl flooring and a radiator.

Front garden

Slate grey gravel with mature shrubbery boundary. Paved entrance to driveway consisting of pavers leading to rear garden. Shared drive.

Rear Garden

Fenced boundary creating a private rear garden offering a peaceful area to relax. Mainly lawned garden making a low maintenance space. Paved area to the rear from the kitchen giving an option for outdoor dining.

About The Property

Heating- Gas central heating

Water- Mains drainage

EPC - C

Council Tax Band- C

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.

- Lovely property in a quiet location
- Open plan living room

- Village with many amenities and good Primary School

- Two village pubs plus social club and community sports field

- No onward chain

- Fitted kitchen with ample cupboard space

- Regular bus service to Hull and Beverley

- Parking for two cars on the drive

- Must be viewed to truly appreciate

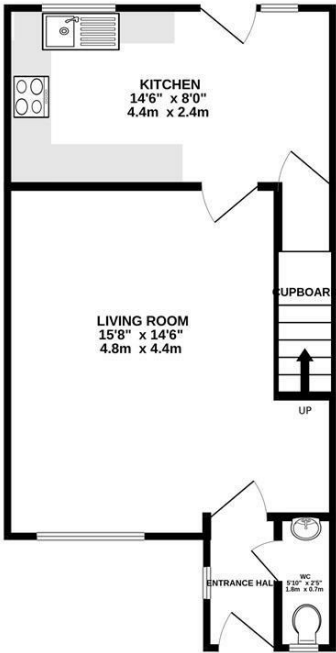
- Dacre Lakeside offering plenty of water sports,



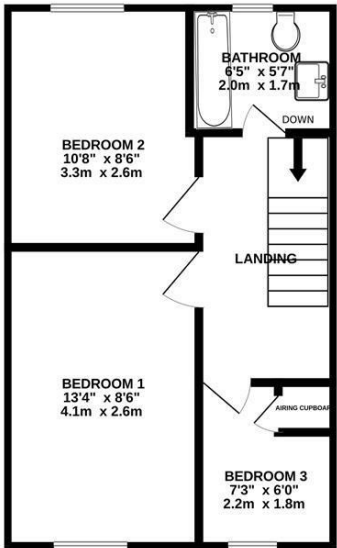


Floor Plan

GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 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 Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
	86
73	
England & Wales	EU Directive 2002/91/EC

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