



Cross Hill, Brandesburton, Drifffield, YO25 8RB

- Charming End Terrace Cottage
- No Onward Chain
- Rear Courtyard Garden & Parking
- Two Bedrooms
- Highly Desirable Village Location
- EPC Grade: D

Offers Over £175,000



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DESCRIPTION

Nestled within the highly sought-after village of Brandesburton, this delightful two-bedroom end-terrace cottage is brimming with charm, character and countryside appeal. Offering a warm and welcoming atmosphere throughout, the property would make an ideal first home, peaceful second home or attractive investment opportunity.

The accommodation briefly comprises an entrance hallway, cloakroom/WC, fitted kitchen, separate dining room and a spacious living room. Both reception rooms benefit from exposed beams and feature fireplaces, creating a cosy cottage feel and showcasing the property's abundance of character and period charm.

To the first floor are two well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for a variety of buyers.

Externally, the property enjoys the added benefit of off-road parking and an enclosed rear courtyard garden, offering a private space to relax and unwind with minimal maintenance.

Brandesburton is one of East Yorkshire's most sought-after villages, offering a superb range of local amenities including shops, cafés, public houses, a primary school, golf course and a variety of leisure facilities, all within easy reach. The village enjoys a thriving community atmosphere and convenient access to both the coast and the surrounding Yorkshire countryside, making it a particularly desirable place to call home.

A viewing is highly recommended to fully appreciate the charm, character and lifestyle this beautiful cottage has to offer.







Ground Floor



Floor 1

Viewings

Please contact bridlington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

HUNTERS®

Approximate total area⁽¹⁾

795 ft²
73.8 m²

Reduced headroom

9 ft²
0.8 m²

(1) Excluding balconies and terraces.

Reduced headroom

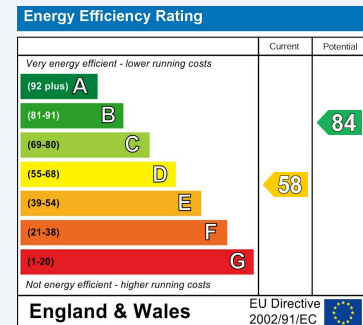
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? 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.