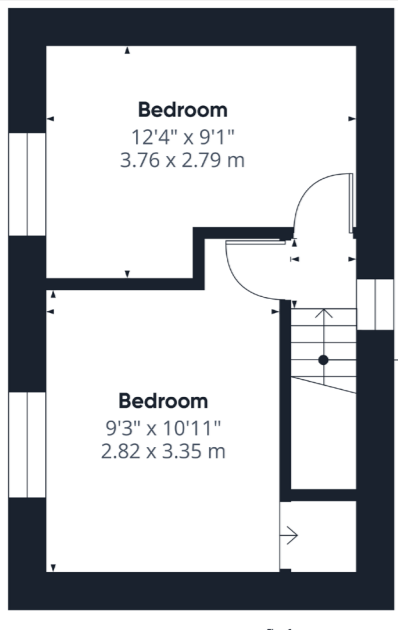


Approximate total area*
474 sq ft
44 m²

(1) Excluding balconies and terraces

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

DRM/FCS/300



Approximate total area*
225 sq ft
20.9 m²

(1) Excluding balconies and terraces

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

DRM/FCS/300

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



HEATING AND INSULATION
The property has gas-fired radiator central heating and uPVC double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.

VIEWING
Strictly by appointment with the sole agents on 01482 866844.



Asking Price
£219,950

Eastwood Cottage,
67 Main Street,
Brandesburton



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



The property has been a much loved home of our client for a number of years and is reluctantly being sold as he will be jointly buying a larger property. Many buyers will be keen to secure its position close to the pubs, shops and other amenities offered by this sought after East Yorkshire village. It offers excellent accommodation as well though, with no small or awkward rooms. With gas fired central heating and uPVC double glazing the accommodation comprises: an Entrance Hall, a 20' Living Room with exposed beams, an exposed brick fireplace and wood burning stove, a good sized fitted Kitchen, Breakfast/Garden Room, Shower Room and two Double Bedrooms. There may be potential to park a smaller car on the gravelled area leading from Charters Lane to the garden gate but the owner also has the option of using a space in an area behind the rear wall of the garden.

A really lovely property that is likely to appeal to first time buyers and downsizers. Early viewing is highly recommended to fully appreciate all that it offers though we do have a 360 tour available which will provide an excellent insight in the first instance.

ACCOMMODATION

Living Room - a 20ft living room with exposed beams, two windows to the front, an exposed brick wall and fireplace housing a wood burning stove.

Kitchen - a good sized kitchen for the size of the property offering a range of base and wall mounted modern units with an electric oven and gas hob, sink with drainer and a window to

the rear. There is also a breakfast bar against a wall though this area may also provide space for a kitchen table.

Breakfast/Garden Room - an attractive and light room given the glazed door and floor to ceiling window that could provide space for a small dining table or seating area.

Shower Room - with a modern suite in white comprising shower tray, wash hand basin and low flush WC. Extensively tiled walls and tiled floor.

First Floor Landing

Bedroom 1 - a double bedroom with storage recess and window to the front.

Bedroom 2 - a further double bedroom with a window to the front.

OUTSIDE

To the rear of the house there is a largely walled garden which despite the property's central location is quite private. There is a shed, wood store, areas of gravel for ease of maintenance and a block paved path leading to the rear gate. Walls to two sides and fence to the third. The gate leads to a further area of gravel which in turn leads to Charters Lane and gets wider as it goes along. This area may provide an area of off street parking for a smaller car. Beyond the rear garden wall there is an area where the owner has the ability to park a further car. On street parking is also available on both Main Street and Charters Lane.

Eastwood Cottage, 67 Main Street, Brandesburton, YO25 8RH

DESCRIPTION

An attractive double fronted period cottage with lovely features, 2 double bedrooms, a rear garden and off street parking, all within moments of the many amenities offered by this highly regarded village. The modernised cottage works well to synchronise period charm with modern comfort and practicality while offering two double bedrooms and a good sized living room. Early viewing is essential to fully appreciate all that the property and location offer. No forward chain.

LOCATION

The property is located on Main Street in this sought after and attractive East Yorkshire village. Its location puts it near, but not next to the two pubs, local shop, fish and chip shop, takeaway and other useful amenities. There is also a golf club in the village and pizza restaurant in a lakeside location on one of the nearby holiday home sites. There is also a primary school and a church. This good offering is supported by those which nearby Leven has available as well as those in Hornsea, Beverley and Driffild which are also close by. The location also provides great access to the nearby coastline and holiday home owners may also be interested in the property.

