



1 Altoft Close
Brandesburton
YO25 8QH

ASKING PRICE OF

£285,000

3 Bedroom Detached House



Garden

 3
  3
  2
  Garage & Off Road Parking
  Intelligent Electric Radiators

1 Altoft Close, Brandesburton, YO25 8QH

Forming part of the popular and much sought after village of Brandesburton, which itself benefits from a good range of local amenities and facilities plus is conveniently situated for access to many of the areas nearby towns including Beverley, Hornsea, Bridlington and Driffield. **This is an extended detached home presented to an excellent standard throughout.**

A rather deceptive frontage to this property which hides a wealth of accommodation which is equivalent to around 1200 sq ft, often the size associated with four bedroom homes. As such, this is a true family home with three double bedrooms as well as three separate ground floor reception rooms along with a breakfast kitchen. It is located within a cul-de-sac and benefits from enclosed and private gardens to the side and rear plus off-street parking along with a single garage.

This family orientated home is offered to the market in excellent condition throughout, having high specification, efficient zonal controlled electric heating and A FULL VIEWING IS THOROUGHLY RECOMMENDED!

BRANDESBURTON

Now bypassed by the A165, Brandesburton is a quiet but thriving village settlement with many amenities together with St Mary's Church, the Market Cross and 19th Century village school. It boasts an excellent range of recreational facilities including a golf course, jet ski centre and the Dacre Lakeside Camping and Caravan Park.



Lounge



Dining Room



Breakfast Kitchen



Breakfast Kitchen

Accommodation

ENTRANCE HALL

With further access into:

CLOAKROOM/WC

5' 5" x 2' 9" (1.67m x 0.84m)

With low level WC and wash hand basin.

LOUNGE

13' 9" x 12' 7" (4.21m x 3.85m)

With feature fireplace having a multi-fuel heater (heats water), wall hung electric heater and staircase leading off to the first floor. Coved ceiling.

DINING ROOM

9' 8" x 8' 7" (2.97m x 2.62m)

With side window and electric heater. Internal window leading into the Sitting Room.

BREAKFAST KITCHEN

11' 4" x 10' 9" (3.47m x 3.28m) and (3.32m x 2.39m) A real focal point of the house being partially fitted with a bespoke solid wood kitchen with quality worktops and upstand and incorporating integrated appliances which include a NEFF electric oven plus ceramic hob and pull-out extractor. Recessed Belfast sink with swan neck mixer tap and integrated drainer. Space and plumbing for an automatic washing machine and dishwasher and space for a fridge freezer. Ample space for a

breakfast table or, if required, this can be utilised as an additional family room. Door leading into a porch.

SITTING ROOM

11' 9" x 11' 8" (3.60m x 3.58m)

With rear window and attractive solid wood floor, sloping ceilings with inset spot lights. Side (mainly glazed) door with additional window, having an attractive west facing aspect. Electric heater.

SIDE PORCH

10' 1" x 5' 7" (3.09m x 1.71m)

With space for a tumble dryer plus inset stainless steel sink and base cupboard beneath. Part-glazed with a polycarbonate roof. External door.

FIRST FLOOR LANDING

BEDROOM 1

11' 5" x 10' 10" (3.50m x 3.31m)

With rear facing window and electric heater. This room features a walk-through area that includes a shower enclosure as well as wash hand basin.



Breakfast Kitchen



Sitting Room



Bedroom 1



Bedroom 1

BEDROOM 2

11' 10" x 10' 4" (3.61m x 3.17m)

With front facing window and housing the airing cupboard with immersion tank. Electric heater.

BEDROOM 3

10' 10" x 8' 4" (3.32m x 2.56m)

With rear facing window and built-in wardrobes. Electric heater.

BATHROOM

6' 2" x 5' 5" (1.88m x 1.66m)

With front facing window and suite which comprises a panelled bath, pedestal wash hand basin and low level WC. Partly tiled and partly wooden panelled. Built-in storage/linen cupboard.

OUTSIDE

The property stands back from the road behind a block paved front forecourt which provides ample car parking for multiple vehicles. Immediately to the side of the property is a drive which leads to a single garage.

To the rear of the property is an enclosed area of garden including lawn, planted borders, greenhouse, shed and seating areas. This is all enclosed and offers a good degree of privacy.

HEATING

This is provided by electric heaters.

DOUBLE GLAZING

Sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

Mains water, electricity and drainage.

COUNCIL TAX

Band C.

ENERGY PERFORMANCE CERTIFICATE

Rating E.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being



Bedroom 3



Bedroom 2



Bathroom

extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

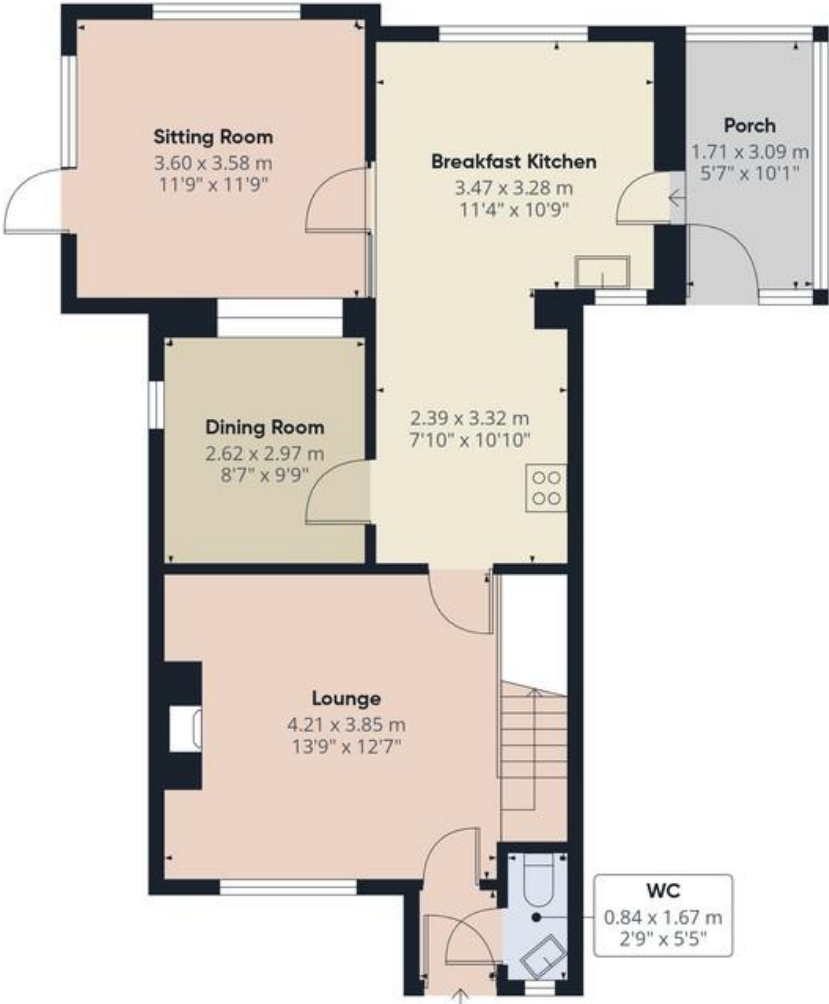
VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS



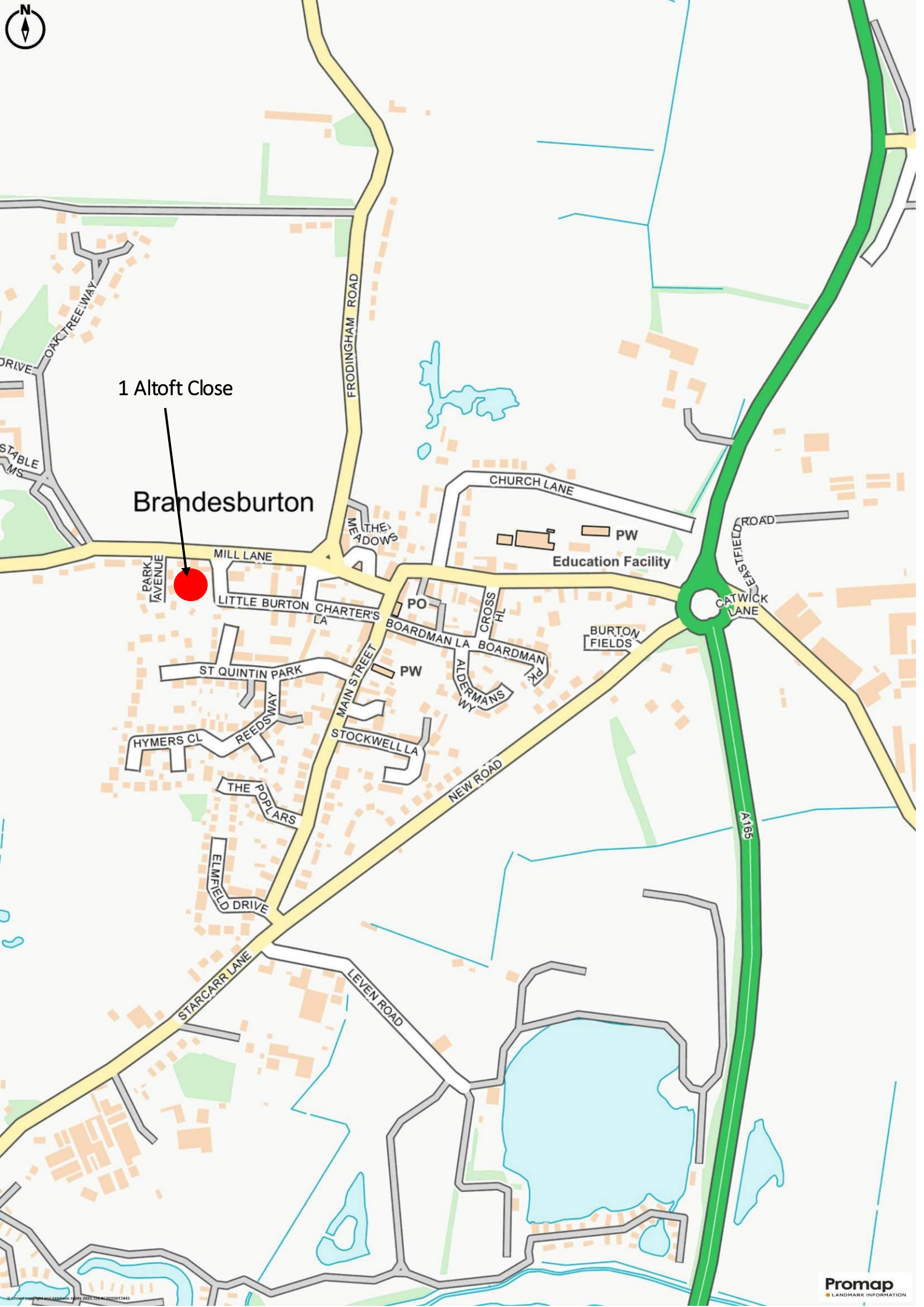
The digitally calculated floor area is 112 sq m (1,200 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1



1 Altoft Close

Brandesburton

Education Facility

CATWICK LANE

A165

■ Est. 1891 ■
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