

HUNTERS®

HERE TO GET *you* THERE



Oak Tree Way

Brandesburton, YO25 8QE

Asking Price £650,000



Council Tax: F



3 Oak Tree Way

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Entrance Hall

Door to the front aspect, Karndean flooring, coving, understairs cupboard and power points.

Office/Study

UPVC double glazed window to the front aspect, radiator, Karndean flooring and power points.

Snug/Playroom

UPVC window to the front aspect, Karndean flooring, radiator and power points.

Kitchen/Breakfast Room

UPVC window to the rear aspect with garden views, French doors to the rear aspect, tiled floor, radiator, range of wall and base units with granite work tops, Island, tiled splash back, integrated dishwasher, integrated fridge/freezer, gas Range Master cooker, extractor hood and power point.

Dining Room

French doors to the rear aspect, radiator, Karndean flooring, door leading to hallway, TV and power points.

Utility Room

Door to the side aspect, boiler, plumbing for washing machine, space for a tumble dryer, sink and drainer and power points.

Lounge

UPVC bay window to the front aspect, French doors to the rear, Karndean flooring, multi fuel burner, radiator, power and TV points.

Downstairs WC

UPVC window to the side aspect, Karndean floor, radiator, low flush WC, wash hand basin.

First Floor Landing

Loft access, radiator and power points.

Master Bedroom

UPVC window to the side aspect, radiator and power points.

Dressing Room

UPVC window to the side aspect and fitted wardrobes.

Master Ensuite

UPVC window to the side aspect, tiled floor, shower over bath, heated towel rail, low flush WC, wash hand basin with vanity unit, tiled walls and extractor fan.

Bedroom Two

UPVC window to the front aspect, radiator, TV and power points.

Ensuite

UPVC window to the side aspect, tiled floor, walk in shower, heated towel rail, low flush WC, wash hand basin with pedestal and extractor fan.

Bedroom Three

UPVC windows to the front aspect, radiator, TV and power points.

Bedroom Four

UPVC window to the front aspect, radiator, TV and power points.

Bedroom Five

UPVC window to the rear aspect, radiator, TV and power points.

Bathroom

UPVC window to the side aspect, tiled floor, fully tiled shower cubicle with shower, corner bath with mixer taps, low flush WC, wash hand basin with vanity unit, tiled walls and extractor fan.

Garden

Private walled garden, mainly laid to lawn with plant and shrub borders, Outside cooking station, hot tub, pergola, home office with power and lighting, composite decking area with spotlights, patio area, outside tap and lights.

Garage

Double up and over garage door with power and lighting.

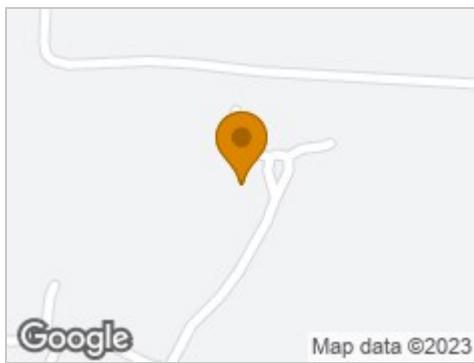
A TRULY FANTASTIC HOME WITH FIVE BEDROOMS, FINISHED TO AN EXCEPTIONAL STANDARD LOCATED IN A PEACEFUL VILLAGE

LOCATION!! This exclusive detached home sits on a generous plot in Brandesburton, a tranquil countryside village that offers everything you'd expect and more! From local public houses, convenient store, bakery, highly regarded Chinese and Italian restaurants, Fish and Chip shop as well as the bonus of a nearby Golf Course, water sport centre and Dacre Lakes with Berts restaurant offering water frontage dining. The home resides down a private cul-de-sac and boasts stunning, picturesque, landscaped gardens, retaining a private countryside outlook and creating the perfect outdoor social setting, whether its self-relaxation or gatherings with friends and family. The

property itself briefly comprises. Entrance hall, lounge, kitchen/breakfast room, dining room, utility room, office, snug/playroom, five double bedrooms, 2 ensuites and a family bathroom, private walled garden, home office, outdoor cooking area and hot tub. These homes are rarely available and always exceptionally popular so book your viewing today to avoid disappointment.



Road Map



Hybrid Map



Terrain Map

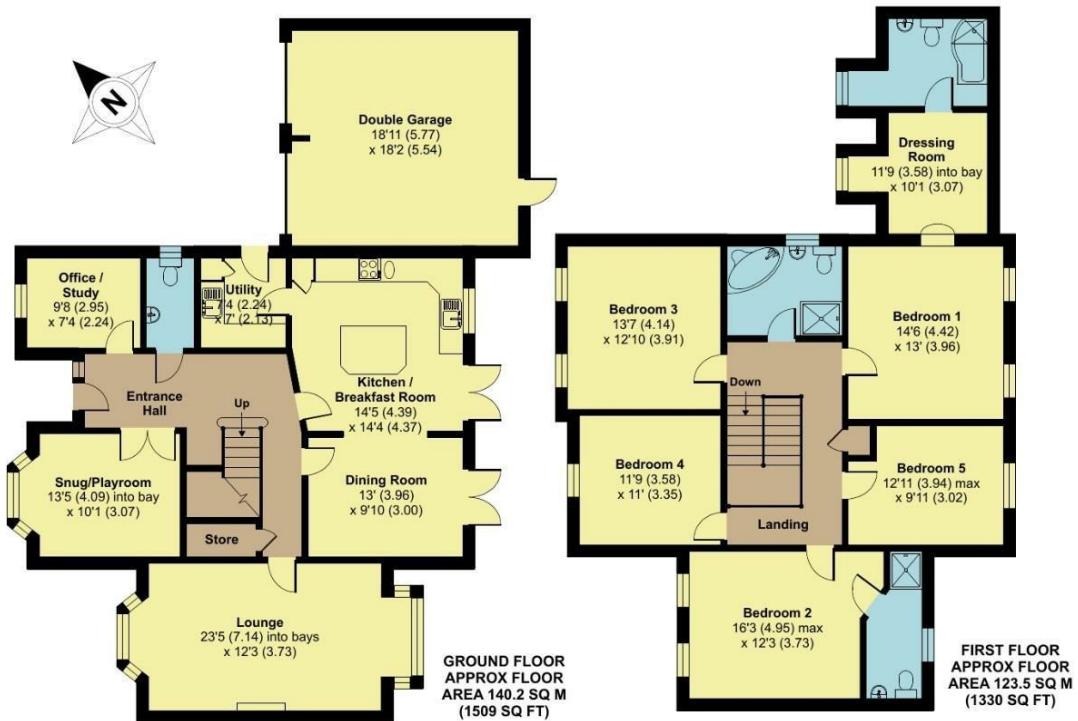


Floor Plan

Oak Tree Way, Brandesburton, Driffield, YO25

Approximate Area = 2839 sq ft / 263.7 sq m (includes double garage)

For identification only - Not to scale

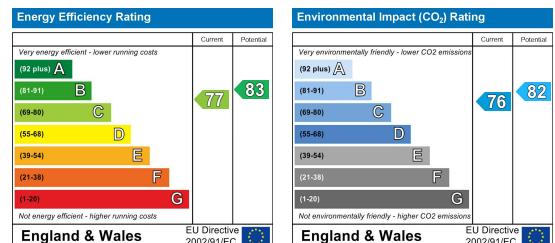


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Hunters Property Group. REF: 901306

Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.