







Burton Fields, Brandesburton, Driffield, YO25 8UN

- Spacious living room
- Two comfortable bedrooms
- Charming rear garden
- Close to local amenities
- Viewing highly recommended
- Modern kitchen design
- Family bathroom included
- House in Burton Fields
- Easy access to transport

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Asking Price £175,000

22 Burton Fields, Brandesburton, Driffield, YO25 8UN

DESCRIPTION

Nestled in the charming village of Brandesburton, this delightful house on Burton Fields offers a perfect blend of comfort and modern living. With a well-thought-out layout spanning 702 square feet, this property is ideal for small families or couples.

Upon entering, you are greeted by a spacious reception room that exudes warmth, providing an inviting space for relaxation or entertaining guests. The heart of the home is the contemporary kitchen, which features a stylish island and a breakfast bar, perfect for casual dining. The kitchen is equipped with integrated appliances, ensuring that cooking and meal preparation are both convenient and enjoyable.

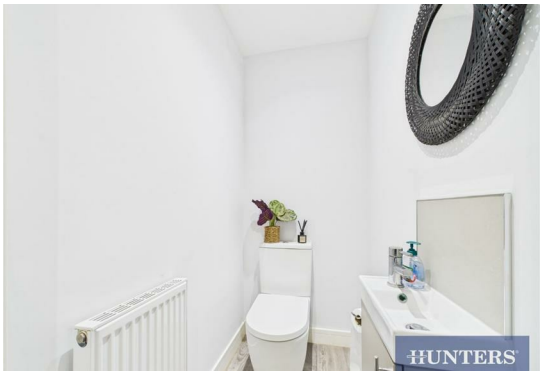
This home boasts two comfortable bedrooms, providing ample space for rest and privacy. The well-appointed bathroom is designed with modern fixtures, catering to all your daily needs. Additionally, the property benefits from a downstairs w/c, adding to the convenience of everyday living.

The property also benefits from a boarded loft, providing excellent additional storage space and making the most of the available area within the home.

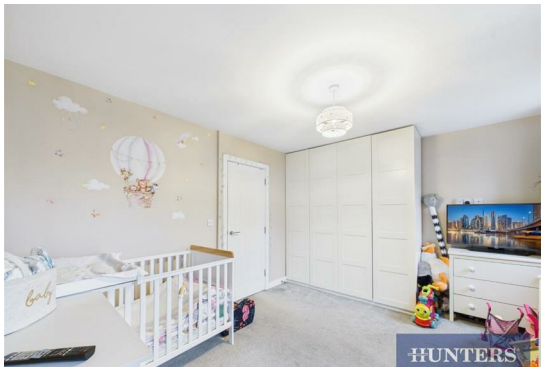
Outside, you will find a lovely garden that offers a peaceful retreat for outdoor enjoyment, whether it be for gardening, relaxing, or entertaining. Parking is available at the front of the house. The surrounding area is peaceful and picturesque, offering a sense of community while still being within easy reach of local amenities.

In summary, this lovely house in Brandesburton presents an excellent opportunity for those looking to settle in a quiet village without compromising on modern comforts. With its thoughtful design, desirable features, and private garden, this property is not to be missed.







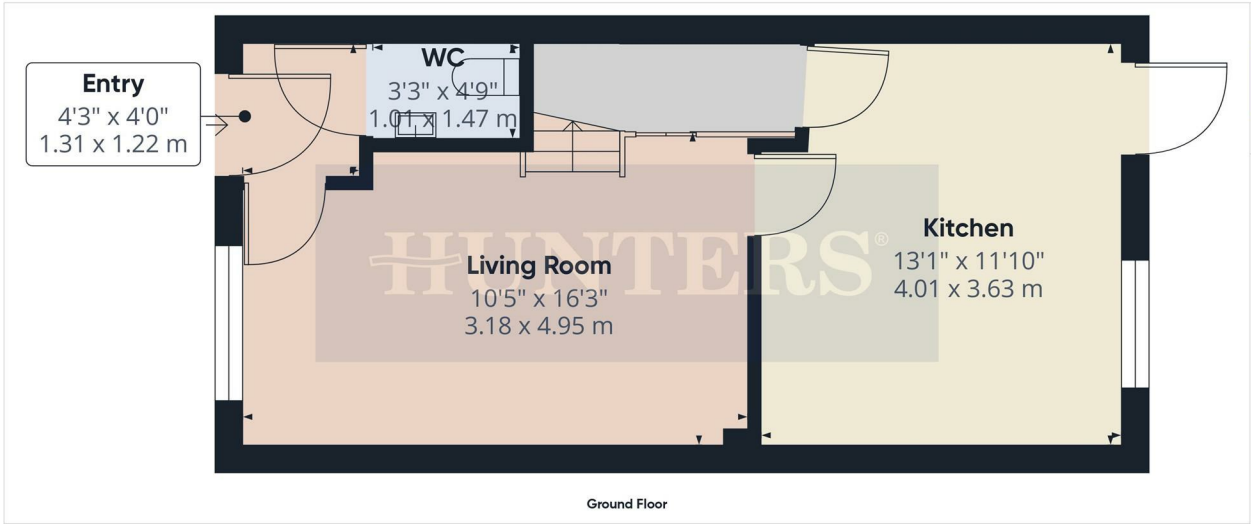


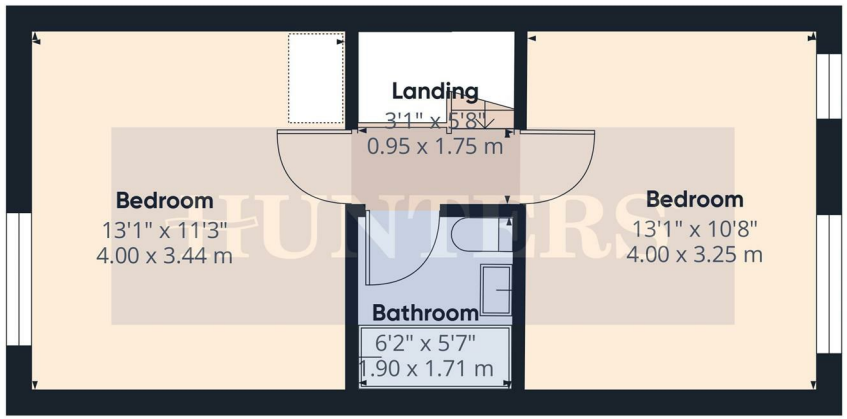

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Approximate total area(1)

702 ft²

65.3 m²

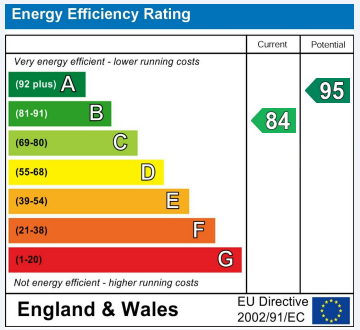
(1) Excluding balconies and terraces

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

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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.

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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.

The Property Ombudsman

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