



Dalton Fields, New Road, Brandesburton, Driffield, YO25 8RX

- Brand-new 2/3 bedroom semi-detached dormer bungalow by Wold Top Developments
- Ground-floor bedroom & wet room for easy, low-step living
- High-specification kitchen and bathrooms with a quality contemporary finish
- Premium village address on New Road, Brandesburton
- Leisure on the doorstep: golf, nearby watersports lakes and countryside walks; handy for Beverley, Driffield & the coast
- Flexible layout: everyday living on the ground floor with an optional third bedroom/home office upstairs
- First-floor principal bedroom, bathroom and an additional study/occasional third bedroom
- Energy-efficient new-build design for lower running costs and easy maintenance
- Walk to local amenities: primary school, village shop/post office, cafés/takeaways, pubs
- Ideal for downsizers, first-time buyers or anyone wanting a smart, low-maintenance home in a sought-after village

Asking Price £325,000



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DESCRIPTION

Plot 8, New Road, Brandesburton – Wold Top Developments

A brand-new 2/3 bedroom semi-detached dormer bungalow in the premium village of Brandesburton, designed for flexible, low-maintenance living with a high-spec finish. The ground floor is arranged for everyday ease with a double bedroom, a separate study/occasional third bedroom, a family bathroom and a wet room, plus a bright living space and a well-planned kitchen/dining area for cooking and entertaining.

Natural light is a standout feature, with corner windows, bi-fold doors opening to the rear garden, and an upstairs dormer window and rooflights enhancing the first-floor accommodation. The upper level provides a principal bedroom with en-suite, creating a private retreat away from the main living spaces. An EV charging point adds useful future-proofing alongside the development's energy-efficient build.

Set on New Road in sought-after Brandesburton, you'll find village amenities within easy reach—shop/post office, cafés/takeaways, pubs and a primary school—along with leisure options including golf, nearby watersports lakes and countryside walks. Beverley, Driffield and the coast are all readily accessible for work and weekends.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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.