



## 2 Little Burton, Brandesburton, Driffield, YO25 8QN

- Spacious three bedroom mid-terrace home
- Large living room with feature exposed brick fireplace
- Bright and versatile sun room overlooking the garden
- Modern family bathroom plus separate WC
- Private parking space to the rear
- Sought after village location in Little Burton, Brandesburton
- Modern fitted kitchen / diner with ample storage
- Three well proportioned bedrooms
- Private enclosed rear garden with patio seating area
- Ideal for families, first time buyers or downsizers

**Offers Over £175,000**



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### DESCRIPTION

Nestled within the popular village of Little Burton, Brandesburton, this spacious three bedroom mid-terrace home offers well balanced accommodation throughout, making it an ideal purchase for families, first time buyers or those looking for additional space in a peaceful village setting.

The property enjoys a practical and versatile layout, with the ground floor briefly comprising a welcoming lounge, perfect for relaxing and entertaining, alongside a generously sized kitchen / diner which provides ample space for family dining and day to day living. To the rear of the property is a conservatory, creating an additional reception area which overlooks the garden and offers flexibility as a sitting room, playroom or home office space.

To the first floor are three well proportioned double bedrooms, a rare feature for a property of this style, offering comfortable accommodation for growing families or those working from home. The family bathroom is also located on the first floor and is fitted with a modern suite.

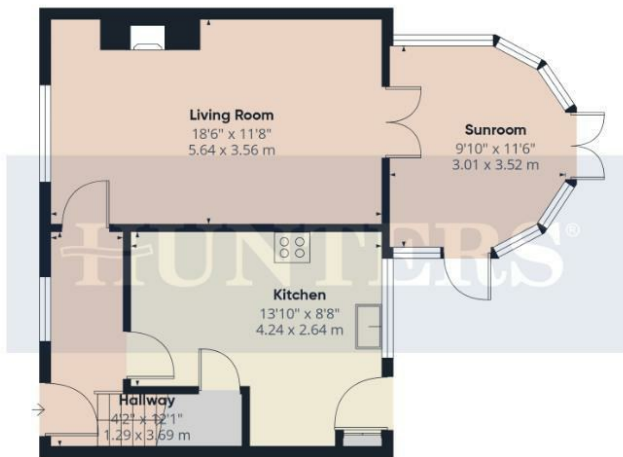
Externally, the property benefits from a private rear garden, providing an excellent outdoor space for entertaining, relaxing or enjoying summer evenings. To the rear, there is also the added advantage of a private allocated parking space, ensuring convenient off street parking.

Situated within the sought after village of Brandesburton, the property enjoys access to a range of local amenities including shops, public houses, restaurants and well regarded schools, whilst also offering excellent transport links to Beverley, Hull and the East Yorkshire coast. The nearby surrounding countryside and village atmosphere make this an attractive location for a variety of buyers.

Early viewing is highly recommended to fully appreciate the space, location and practicality this home has to offer.







Ground Floor



Floor 1



### Viewings

Please contact [bridlington@hunters.com](mailto: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.

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Approximate total area<sup>(1)</sup>  
937 ft<sup>2</sup>  
87.1 m<sup>2</sup>

(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.

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

