



## Boardman Park, Brandesburton, YO25 8RS

- Detached Family Home
- Modern Kitchen/Diner
- Beautifully Maintained Gardens
- Highly Desirable Village Location
- Four Bedrooms
- Utility Room & Downstairs W/C
- Off-Road Parking & Double Garage

**Asking Price £340,000**



# 9 Boardman Park, Brandesburton, Driffield, YO25 8RS

## DESCRIPTION

Set within the highly desirable village of Brandesburton, this beautifully presented detached family home offers an exceptional blend of space, style, and versatility - perfect for modern family living.

Boasting excellent curb appeal, the property is approached via a neat front lawn, a private driveway, and a double garage. Upon entering, you are welcomed by an entrance hall that leads through to a bright and airy dual-aspect lounge. This inviting space offers ample room for furnishings and has double doors that open out onto the rear garden.

The heart of the home is the contemporary kitchen, fitted with sleek white cabinetry, a range of integrated appliances, and generous worktop space. There is plenty of room for a family dining table, making it an ideal social hub for both everyday living and entertaining. The kitchen also provides access to a useful utility room.

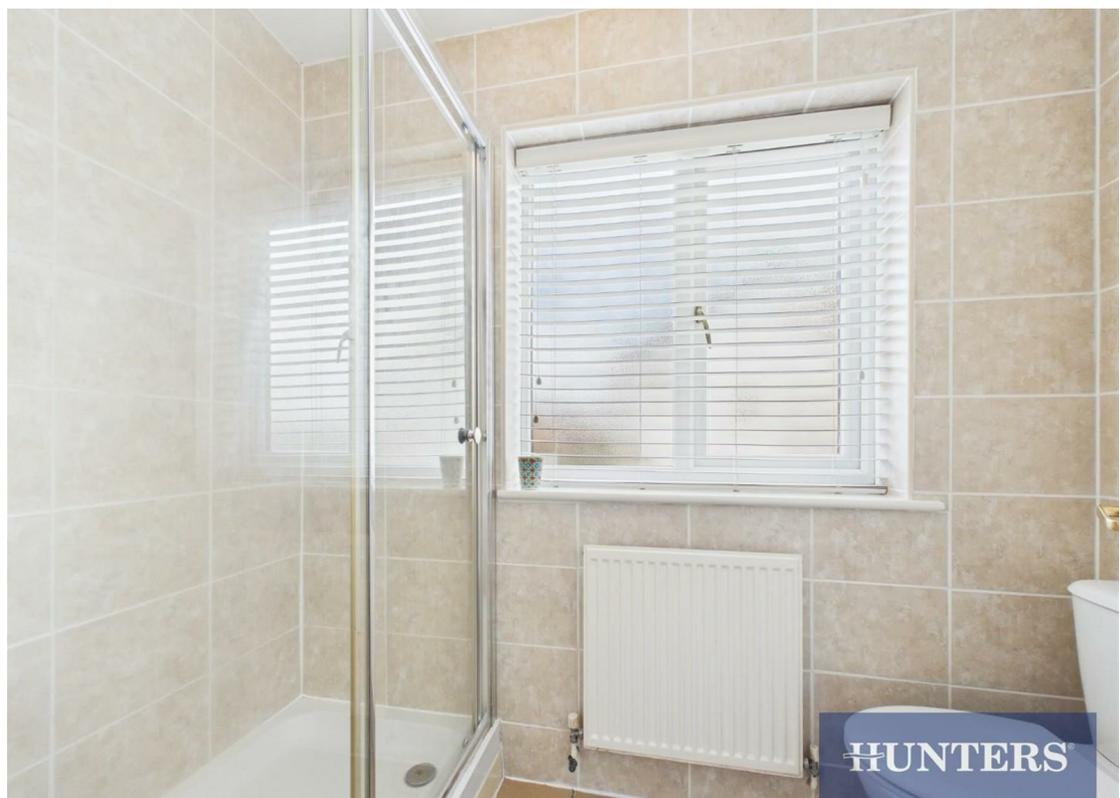
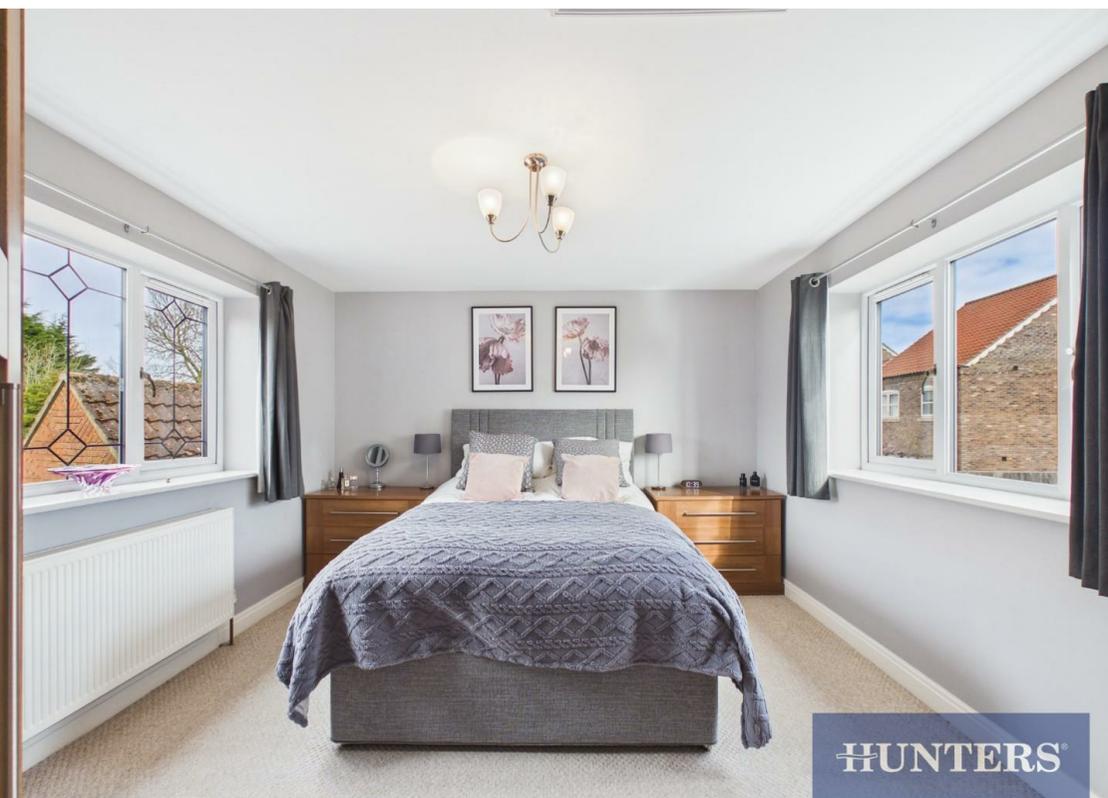
A second reception room adds further flexibility and is currently utilised as a home office, though it could easily serve as an additional living room, playroom, or formal dining space. A convenient downstairs WC completes the ground floor.

Upstairs, the property continues to impress with four generously sized bedrooms. The principal bedroom benefits from large fitted wardrobes and a stylish en suite shower room with fully tiled walls. A second bedroom also enjoys its own en suite shower room, while two further well-proportioned bedrooms are served by a modern family bathroom.

Externally, the rear garden is spacious and beautifully maintained, offering a with a neat lawn, flowered borders, and a variety of seating areas - perfect for relaxing or entertaining.

Brandesburton is a charming and well-served village, offering a range of local amenities including shops, pubs, a popular golf club, and well-regarded schools. The area provides excellent access to nearby towns such as Beverley and Driffield, while also being within easy reach of the stunning East Yorkshire coastline. Schedule a viewing today!







**HUNTERS**

Approximate total area<sup>(1)</sup>  
 1565 ft<sup>2</sup>  
 145.3 m<sup>2</sup>

Reduced headroom  
 3 ft<sup>2</sup>  
 0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

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

**GIRAFFE360**



**Viewings**

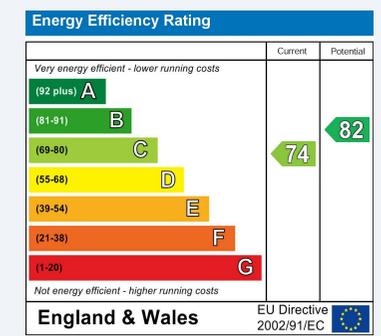
Please contact [bridlington@hunters.com](mailto:bridlington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**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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