



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

- Detached Property
- Beautifully Presented
- Off-Road Parking
- Four Bedrooms
- Ideal Family Home
- Garage
- Open Plan Kitchen/Diner
- Spacious Rear Garden
- Sought-After Village Location

Asking Price £325,000

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Welcome to this beautifully presented four-bedroom DETACHED FAMILY HOME, located in a HIGHLY DESIRABLE village setting. With ample off-road parking, curb appeal, and SPACIOUS LIVING AREAS, this modern home offers everything a family could wish for.

As you enter, you are greeted by a bright and airy hallway that sets the tone for the rest of the property. At the front of the house, you'll find a generously sized dual-aspect lounge, perfect for relaxing with the family or entertaining guests.

The heart of the home is at the rear: a spacious open-plan kitchen/diner featuring built-in appliances, space for a range cooker, and a stylish island with a breakfast bar. There's ample room for a family dining table, and double doors open out into the stunning rear garden. A separate utility room, with an additional sink and space for a washing machine, offers convenience, while understairs storage and a downstairs W/C add further practicality.

Upstairs, the property boasts four well-proportioned bedrooms. The master bedroom is complete with fitted wardrobes and an en-suite shower room, while three additional bedrooms provide space for a growing family. A family bathroom featuring a half-tiled finish, a four-piece suite, and a heated towel rail completes the upper floor.

Outside, the home continues to impress with a generously sized rear garden, meticulously maintained with a mix of lawn and patio areas, perfect for family gatherings or quiet afternoons. To the front, there's a driveway for multiple vehicles, a garage, and a charming front garden.

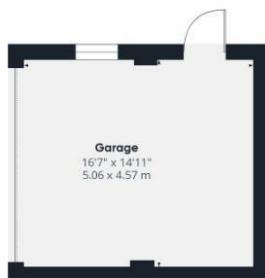
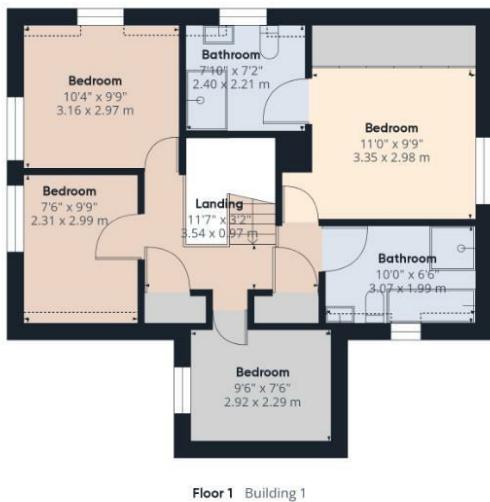
This fantastic family home is set in a picturesque village, offering a blend of tranquility and convenience, with local amenities nearby and easy access to surrounding towns and villages.

Don't miss out—schedule a viewing today!



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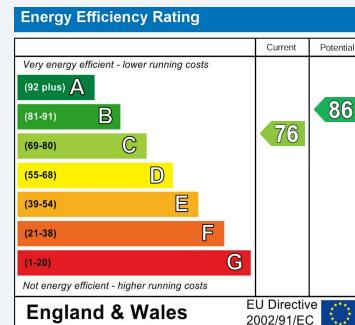




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## ENERGY PERFORMANCE CERTIFICATE

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.



Approximate total area<sup>(1)</sup>

1486.93 ft<sup>2</sup>  
138.14 m<sup>2</sup>

Reduced headroom  
18.08 ft<sup>2</sup>  
1.68 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.