



# HORNSEA PROPERTY SERVICES

[www.hornseapropertyservices.co.uk](http://www.hornseapropertyservices.co.uk)  
[info@hornseapropertyservices.co.uk](mailto:info@hornseapropertyservices.co.uk)

Tel: 01964 533343

## Orchard Mews, BRANDESBURTON, East Yorkshire, YO25 8PE



AVAILABLE IN DECEMBER! £590 PCM! A truly great THREE bedrooomed mews house, pleasantly situated in a fantastic location close to the village green area in the centre of Brandesburton. It offers pleasant accommodation over three levels. Accommodation briefly offers; Full UPVC double glazing and gas central heating, entrance hall, modern kitchen, through lounge diner, cloakroom/W.C, 2 bedrooms & family bathroom to the first floor, further bedroom to second floor. Externally the property offers enclosed rear garden & allocated parking. EPC rating of 'C'. No pets, no smokers, no DSS.

72 Southgate  
Hornsea  
East Yorkshire  
HU18 1AL  
England

£590 Per calendar month

# Orchard Mews, BRANDESBURTON, East Yorkshire,

## Location

Brandesburton itself is a popular North Holderness village which lies just off the main A165 Hull to Bridlington Road. The village has a population of around 1362, 1991 census and is convenient for access to Hull about 15 miles distant. The market town of Beverley about 8 miles and Driffield about 10 miles as well as the East Yorkshire Coast and all the facilities there. The village is served by a variety of local shops, two public houses, Chinese restaurant, its own primary/junior school and a number of recreational facilities including the nearby 18 hole golf course.

## Entrance Hall

UPVC entrance door leading into the hallway with fitted laminate flooring and radiator.

## Cloakroom

Low level w.c, wall mounted wash hand basin and part tiled walls.

## Lounge/ Dining Room 4.91m x 4.52m (16'1" x 14'10")

Two UPVC double windows to front aspect, marble effect freestanding fireplace with electric point, built in cupboard, feature coving to ceiling, fitted laminate flooring, wall mounted brackets for TV with concealed cabling and radiator.

## Kitchen 3.10m x 2.26m (10'2" x 7'5")

UPVC double glazed window to the rear aspect, a range of modern fitted wall and base units with worktops over incorporating 1 ½ bowl sink unit, built in electric oven and gas hob with extractor hood over, integral dishwasher, space for washing machine, spotlights, part tiled walls and radiator.

## First Floor Landing

Built in storage cupboard, radiator and stairs leading to the second floor.

## Master Bedroom 4.48m x 3.77m (14'8" x 12'4")

2 UPVC double glazed windows to the front aspect and radiator.

## Bedroom 2 3.09m x 2.18m (10'2" x 7'2")

UPVC double glazed window to the rear aspect, built in storage cupboard and radiator.

## Second Floor Landing

## Bedroom 3 4.60m x 3.50 (15'1" x 11'6")

2 x Velux windows to the rear aspect and built in cupboard.

## Bathroom

UPVC double glazed window to the rear aspect, white three piece suite comprising:- panelled bath with shower over, pedestal hand wash basin and low level w.c. Tiled walls, spotlights and radiator.

## Outside

Gardens to the rear mainly laid to lawn with fenced boundaries. Allocated parking space.

## Orchard Mews

Orchard Mews is located in an attractive position on the junction of Mill Lane and Frodingham Road close to the centre of the sought after village of Brandesburton. The property is close to the village green area and children's playground and is not really overlooked from the rear.