



**16 Wold View, Brandesburton, East Yorkshire YO25 8QU**  
**Offers over £145,000**

\* LOVELY TERRACE COTTAGE WITH GENEROUS GARDEN \*  
\* 360° VIRTUAL TOUR NOW AVAILABLE ONLINE \*

Occupying an enviable position at the edge of this ever-popular and well served village, with a pleasant leafy outlook, this well maintained terrace property enjoys the unique balance of a semi-rural location that is within very easy reach of a wide range of amenities. Offering a range of accommodation comprising Entrance Hall, Lounge, Dining Kitchen, Rear Lobby and Bathroom to the ground floor, with three generous Bedrooms to the first floor. In front of the house is a gravelled forecourt, providing ample parking space, and a well tended garden. At the rear there is a paved terrace leading on to a long garden with a large timber unit providing a work-from-home/hobby space and separate storage. A home of great appeal, ideal for the first time buyer, investor, or anyone seeking village life with convenience.



### Entrance Hall

A uPVC double glazed panel door with side window opens into an entrance hall with oak effect laminate flooring, radiator and stairs leading off.

### Lounge

13'9" max x 12'9" max (4.19m max x 3.89m max)

A naturally light reception room with a double glazed window to the front elevation, oak effect laminate flooring, radiator, alcove cabinet and shelving, chimney breast niche with mantelpiece and a useful storage cupboard located below the stairs.

### Dining Kitchen

16'10" x 8'10" (5.13m x 2.69m)

Comprehensively fitted with a modern range of base, wall and drawer units in a white, high-gloss laminate finish with contrasting granite effect rolled edge work tops, matching up-stands and a stainless steel sink unit. Integrated electric oven, microwave and gas hob with stainless steel extractor cowl above. Recesses to accommodate washing machine and a dishwasher. Two Double glazed windows to the rear elevation, slate tile effect laminate flooring and concealed gas central heating boiler.

### Rear Lobby

4'6" x 2'9" (1.37m x 0.84m)

With radiator and external door to the rear patio terrace.

### Bathroom

7'6" x 5'0" (2.29m x 1.52m)

A white suite comprises of a panelled bath with mixer shower attachment and glass side screen, pedestal wash basin and WC. Wall tiling, radiator, extractor fan, double glazed window and floor tiles.

### First Floor Landing

With loft access hatch.

### Bedroom One

12'3" x 9'9" plus wardrobes (3.73m x 2.97m plus wardrobes)

With a double glazed window to the front elevation, radiator and a bank of fitted wardrobes with sliding mirrored doors offering extensive hanging space and shelving.

### Bedroom Two

12'0" x 8'0" (3.66m x 2.44m)

With a double glazed window and a radiator.

### Bedroom Three

9'1" x 8'8" (2.77m x 2.64m)

With a double glazed window and a radiator.

### External

The property stands well back from the road, with a gravelled forecourt offering off-street parking space for several vehicles and a fence dividing that area from a lawned garden with attractive planted border.

### Rear Garden

Immediately to the rear of the house is a paved terrace which leads on to a long lawned garden with a planted bed and timber shed.

### Office/Studio

8'9" x 7'6" (2.67m x 2.29m)

This versatile space is served with electric light and power sockets, with a cold tap to a sink, and a telephone point. Laminate flooring and double glazed window and door.

### Store

8'6" x 7'6" (2.59m x 2.29m)

Additional storage space with external plug sockets.

### Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

### New Viewing Protocols

In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

### Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

### Draft Details:

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.

