



SYMONDS + GREENHAM

Estate and Letting Agents



3 Park Avenue, YO25 8QR

Offers over £245,000

SENSATIONAL THREE BED SEMI - BEAUTIFULLY REFURBISHED THROUGHOUT - POPULAR SEMI RURAL VILLAGE LOCATION - MOVE IN READY - FANTASTIC REAR GARDEN - AMPLE OFF STREET PARKING - MODERN AND STYLISH

Situated in the heart of the fantastic village of Brandesburton, this beautifully refurbished three bedroom semi detached home offers the perfect blend of semi rural living and modern convenience. With local amenities close by, excellent road links, and the coast just a short drive away, it's ideally placed for those seeking both tranquillity and accessibility to Beverley and surrounding towns. The property has undergone a complete transformation, with a stylish refurbishment that has created a warm and inviting home ready to move straight into. Perfect for first time buyers, couples or professionals, it's a property that combines modern design with cosy comfort.

The ground floor comprises a welcoming entrance hall, a cosy living room with bay window and a fantastic open plan kitchen and dining space. With sleek finishes, plenty of natural light and French doors leading out to the rear garden, this is the real heart of the home. A handy larder/storage cupboard adds both practicality.

Upstairs, there are three lovely bedrooms, each tastefully finished, along with a stylish family bathroom that completes the accommodation.

Externally, the property doesn't disappoint. To the rear, you'll find a sensational lawned garden with a useful w/c, storage cupboard and potential utility/workshop space—ideal for hobbies or additional storage. Side access leads to the front of the property, where a large gravelled driveway provides ample off street parking, alongside a small lawned garden that enhances the kerb appeal.

This is a home that truly delivers on style, comfort, and location—a turnkey property ready to be enjoyed.

BOOK YOUR VIEWING NOW!

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is currently not registered for council tax. The new owner would need to register this upon completion.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

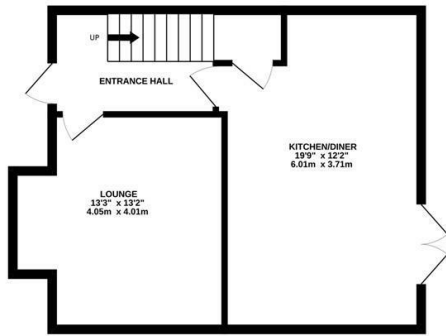
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

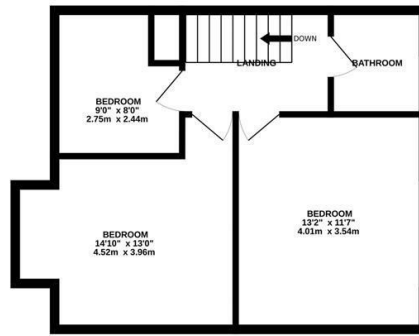
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

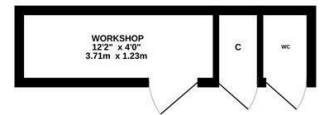
GROUND FLOOR




1ST FLOOR



OUTBUILDINGS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

