



THE LOCATION

Broomfleet is a delightful rural village situated within easy access of the M62/A63 junction at North Cave to Hull or the motorway network. The national rail stations at Brough, Broomfleet and Gilberdyke are within easy access.

THE PROPERTY

A charming two bedroom period cottage offering an exciting opportunity to make a wonderful family home. Centrally located within this quaint village offering generous living space and an extensive rear garden with open views over farmland. The property has well planned accommodation and briefly comprises entrance hall, living room, dining room and kitchen to the ground floor. There are two bedrooms, dressing room and family bathroom to the first floor. The front of the property has been gravelled to create ample off street parking and a long side pathway leads to the generous in size rear garden.



COVID 19 GUIDANCE

Following the Government latest guidance regarding Coronavirus - new restrictions are in place and must be adhered to should you wish to view this property, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own face coverings and gloves as required. Further guidance will be given by our team.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Front door into entrance hall with curved painted staircase with newly replaced bannister rail giving access to the first floor. Traditional parquet flooring and understairs meter cupboard.

LIVING ROOM 12'10" x 11'11" (3.90m x 3.63m)

Feature deep bay window to the front elevation, fireplace with timber mantle, brick and stone inset and hearth housing open coal fireplace, two wall lights, picture rail and delft rack to one wall. Telephone point.

DINING ROOM 17'5" x 16'3" (5.31m x 4.96m)

Feature fireplace with brick and stone inset and hearth housing open coal fire.

KITCHEN 10'0" x 7'11" (3.04m x 2.42m)

Range of wall and floor units with complementary work surfaces, stainless steel sink units with space for appliances.

FIRST FLOOR

LANDING

Hatch to loft space with fitted loft ladder.

BEDROOM ONE 16'3" x 5'4" (4.96m x 1.63m)

A good sized double to the front elevation with fitted wardrobe and telephone point.

BEDROOM TWO 10'11" x 8'0" (3.32m x 2.43m)

To the rear elevation.

DRESSING AREA 7'9" x 7'5" (2.36m x 2.27m)

A versatile area which gives access to the..

FAMILY BATHROOM 7'10" x 6'0" (2.40m x 1.82m)

White suite comprising of shower cubicle, Low level Wc, pedestal sink unit and panelled bath. Tiling to the walls and vinyl wood effect flooring.

OUTSIDE

FRONT GARDEN

Laid to gravel for ease of maintenance with decorative rose bushes. A side pathway leads down the side of the property to the rear with timber panelled fencing.

REAR YARD

Fenced yard with covered section housing external oil boiler and outside store. Access to the rear tenfoot.



BRICK STORES

Two further brick stores.

TIMBER GARAGE 22'2" x 9'11" (6.75m x 3.03m)

Good sized garage.

REAR GARDEN

Extensive rear garden with open views, laid mainly to lawn with established fruit trees. A side gravelled driveway extends past the garage to the rear boundary.

ADDITIONAL INFORMATION

APPLIANCES

No appliances have been tested by the agent.

SERVICES

Mains water, drainage and electricity are connected to the property.

LOCAL AUTHORITY

East Riding of Yorkshire

TENURE

Freehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further

information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Adviser, by phoning her on 07540 536892 email Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority

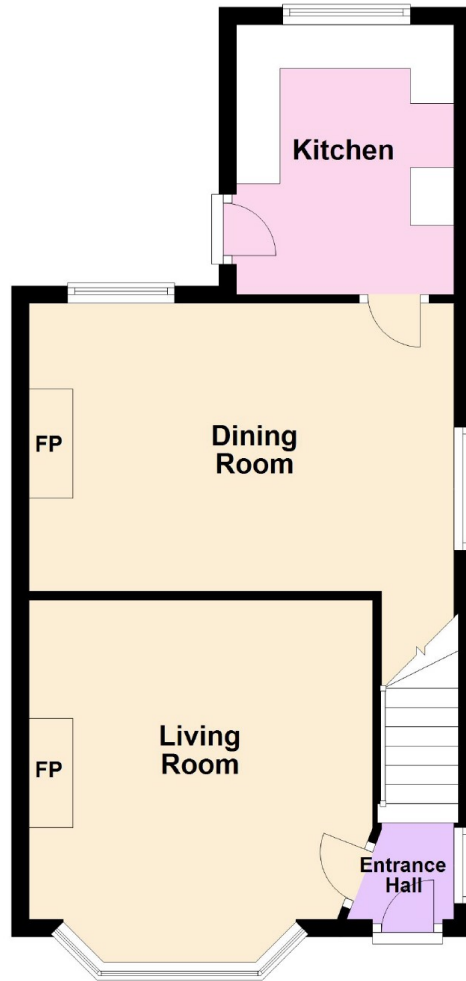




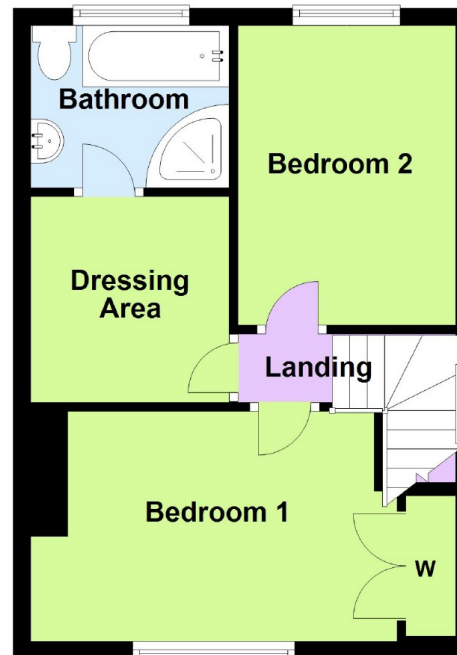
Floor Plan

This plan is for illustrative purposes only

Ground Floor



First Floor



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