

CLUBLEYS



3 Williamsons Cottages,
Broomfleet HU15 1RW
Offers in excess of £165,000



OFFERED TO MARKET WITH NO ONWARD CHAIN Having been recently refurbished and upgraded to an extremely high specification, this delightful three bedroom period cottage is centrally located within this charming village and offering generous living space and boasting an extensive rear garden with open views over farmland. The property has well planned accommodation and briefly comprises entrance hall, reception room, dining kitchen and family bathroom to the ground floor. There are three bedrooms to the first floor. The front of the property has been laid to stone for ease of maintenance and there is a generous in size rear garden.

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 ACCOMMODATION COMPRISES

ENTRANCE HALL

Front door leading into the entrance hall. Staircase off to the first floor accommodation.

LIVING ROOM

4.07m x 3.61m (13'4" x 11'10")
To the front elevation with wall mounted electric fire, coving to the ceiling and recessed under stairs storage cupboard.

KITCHEN/DINING

5.19m x 2.61m (17'0" x 8'7")
Recently fitted well appointed country style kitchen with a good range of wall and floor units, with complementary quartz effect work surfaces with up stands, moulded one and a half bowl sink unit, electric oven and hob with stainless steel extractor over, integrated washing machine, fridge and freezer. Vinyl wood effect flooring.

REAR LOBBY

Recessed cupboard housing wall mounted central heating boiler. Back door off.

FAMILY BATHROOM

1.93m x 1.64m (6'4" x 5'5")
Luxury suite comprising of low level Wc, floating hand basin with storage under, panelled bath with electric shower over with fitted glass screen. Feature tiling to both the walls and floor, chrome towel radiator, recessed spotlight and extractor fan.

FIRST FLOOR

LANDING

Hatch giving access to the loft space.

BEDROOM ONE

4.07m x 2.89m (13'4" x 9'6")
To the front elevation with coving to the ceiling. Recessed cupboard.

BEDROOM TWO

3.40m x 2.55m (11'2" x 8'4")
To the rear elevation with coving to the ceiling.

BEDROOM THREE

2.48m x 2.38m (8'2" x 7'10")
To the rear elevation with coving to the ceiling.

OUTSIDE

FRONT GARDEN

Laid to stone for ease of maintenance. Picket fence with gate.

REAR YARD

Yard with two outbuildings, wooden shed housing LPG gas bottles. And wrought iron gate off gives access to the tenfoot and gravelled parking area.

REAR GARDEN

The extensive rear garden has open views across to farmland to the rear being mainly laid to lawn with timber fencing and mature shrubbery.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

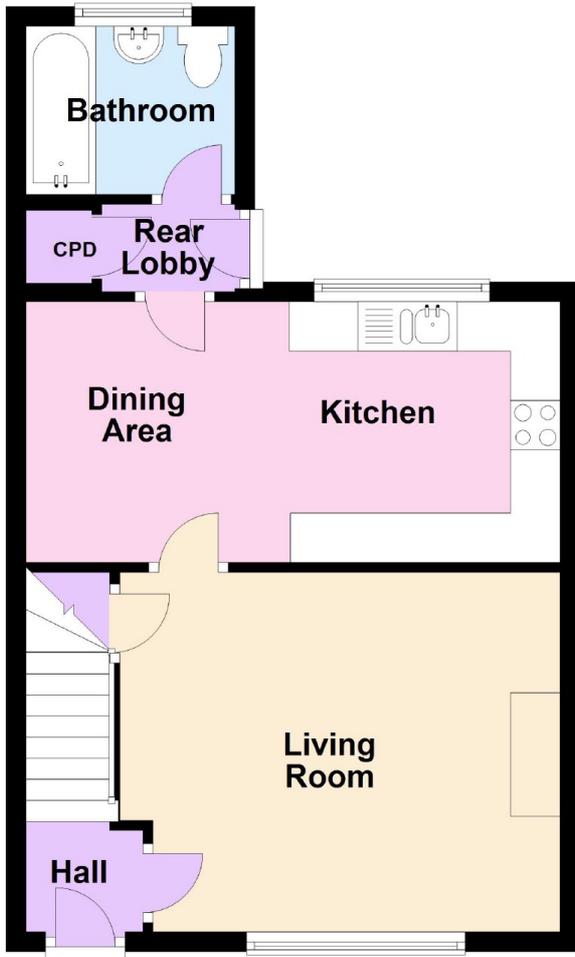
No appliances have been tested by the agent.

LOCAL AUTHORITY

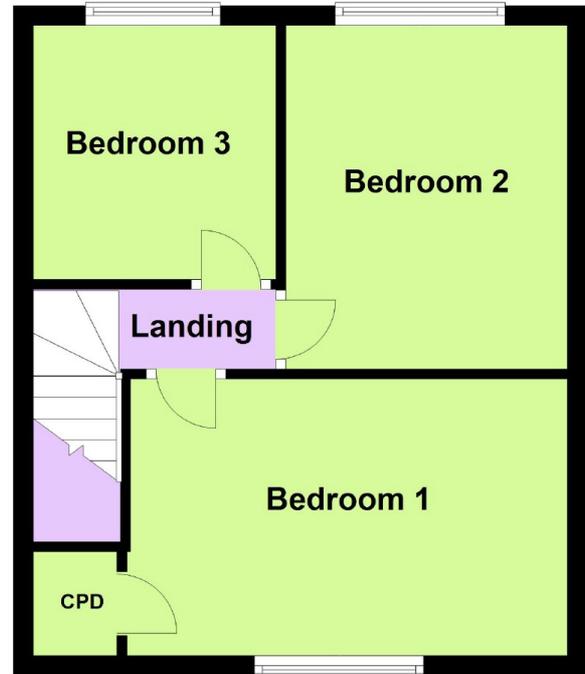
East Riding of Yorkshire Council = Band



Ground Floor



First Floor



Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property.

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 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 536891 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 Conduct Authority



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