



**Townend  
Clegg & co**

CHARTERED SURVEYORS SINCE 1895

WEST END FARM, ASSELBY, DN14 7HE  
OFFERS IN REGION OF £435,000







### SITUATION

West End Farm, Asselby will as the name suggests be found at the western end of Asselby. Proceed from Howden through Asselby on High Street and just before the S bend bear right/straight on and the house is on the right hand side on the fringe of the village.

Asselby is a popular rural village approximately 2 miles west of Howden and the village enjoys a public house.

### DESCRIPTION

This spacious Detached House has been beautifully and sympathetically renovated and extended by the current owners to a high standard and inspection is recommended to appreciate the accommodation available.

The house briefly comprises Hall, 24ft Lounge, Dining Area, Kitchen with modern units, Utility Room, Cloak room, 4 Bedrooms and 2 Bathrooms. 29ft Garage/Workshop. Spacious gardens. Ample off-street parking.





## ACCOMMODATION

**ENTRANCE HALL** Having composite front door, understairs cupboard, central heating radiator and carpeting.

**LOUNGE** 24' 5" x 12' 6" (7.44m x 3.81m) to extremes

Having dual aspect of PVCu double glazed French doors giving access to the rear garden and PVCu double glazed sash window, reconstructed brick inglenook style fireplace with multi-fuel stove inset. central heating radiator and carpeting.



**DINING AREA/SNUG** 11' 10" x 11' 9" (3.61m x 3.58m) to extremes

Having PVCu double glazed sash window, beamed ceiling, reconstructed brick inglenook style fireplace with multi fuel stove inset (also backs up the central heating), central heating radiator and Indian Slate floor and opening on to:

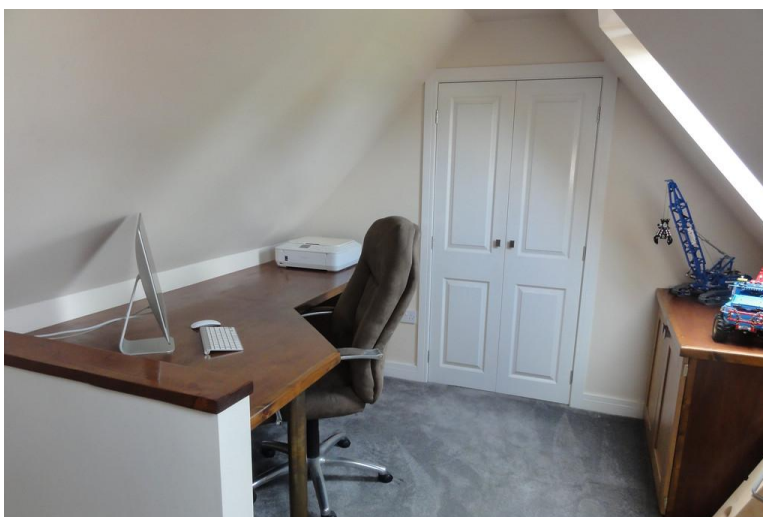
**KITCHEN** 12' 11" x 4' (3.94m x 1.22m)

Having PVCu double glazed window, fabulous range of units (installed 2018) of 1 1/2 sink unit set in 'Lenontina' granite worktop to 2 sides with built-in dishwasher and fridge and pan cupboards. Rangemaster professional electric cooker with induction ceramic hob, 2 ovens and grill. Matching granite island with wine fridge, cupboards and drawers under and breakfast bar seating for 4. Ceiling spotlights. Indian Slate flooring.



**UTILITY ROOM** 16' 1" x 15' 2" (4.9m x 4.62m) to extremes

Having PVCu double glazed doors with frosted panels giving access to the front and rear, PVCu double glazed sash window, range of units comprising sink unit set in black quartz worktop with cupboards and appliance space under and wall units. Walk-in shoe cupboard 7'x4'1" with shelving and 'Glow Worm' gas combination central heating boiler. Indian Slate flooring and 2 central heating radiators.



**CLOAKROOM** 4' 1" x 3' 9" (1.24m x 1.14m)

Having pedestal wash basin, WC, central heating radiator and Indian Slate flooring.

## STAIRCASE

Staircase with carpeting from the Utility room leads to:





**OFFICE/LANDING AREA 12' 4" x 9' 8" (3.76m x 2.95m)**

Having 2 Velux double glazed skylight windows, part sloped ceiling, fitted office desk and cupboard, spacious storage cupboards, 2 central heating radiators and carpet.

**MASTER BEDROOM 14' 11" x 11' 2" (4.55m x 3.4m) plus 9' 9" x 5' 3" (2.97m x 1.6m)**

Having PVCu double glazed sash window, part slope ceiling, central heating radiator and carpeting.

**ENSUITE BATHROOM 11' 2" x 5' 5" (3.4m x 1.65m)**

Having part slope ceiling, feature bath with waterfall tap, pedestal wash basin and WC. Shower cubicle with double headed shower, corner vanity unit and cushion floor covering.

**ENSUITE WALK IN WARDROBE 5' 6" x 5' 6" (1.68m x 1.68m) minimum**

#### **MAIN STAIRCASE**

The main staircase from the hall is banistered and carpeted and leads to half and full landings with PVCu double glazed sash window and leads to:

**2ND FRONT BEDROOM 11' 9" x 11' 9" (3.58m x 3.58m)**

Having PVCu double glazed sash window, beamed ceiling, central heating radiator and carpeting.

**3RD FRONT BEDROOM 11' 8" x 9' 5" (3.56m x 2.87m)**

Having PVCu double glazed sash window, triple mirrored door built-in wardrobe, central heating radiator and carpeting.

**4TH REAR BEDROOM 12' 7" x 11' 8" (3.84m x 3.56m)**

Having PVCu double glazed window, antique fireplace, central heating radiator and carpeting.

**HOUSE BATHROOM 11' 7" x 9' 4" (3.53m x 2.84m)**

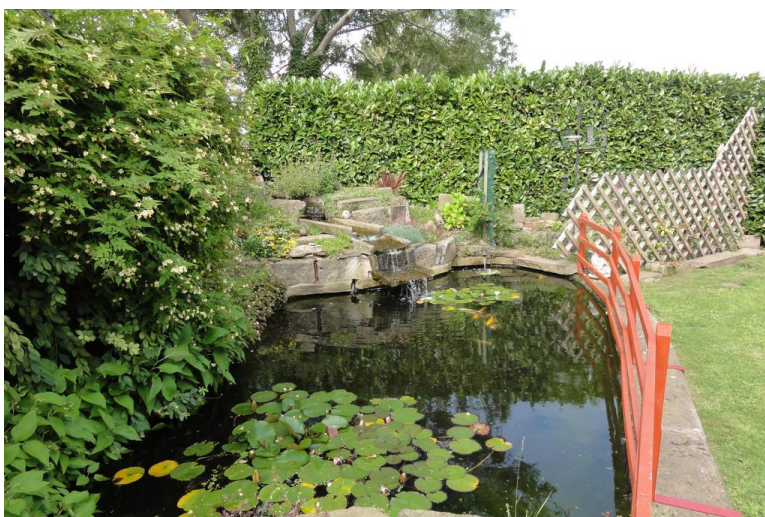
Having PVCu double glazed window, scroll top bath with mixer tap, porcelain sink unit set in vanity units with WC/ Shower cubicle with double headed shower, towel radiator and polished wood floor.

#### **OUTSIDE**

**FRONT** Spacious gravelled drive with parking for several vehicles leads to:







## GARAGE/WORKSHOP 29' 5" x 18' 3" (8.97m x 5.56m)

Having PVCu double glazed window, electrically operated garage door, good concrete floor and 3 phase electric.

## REAR GARDEN

The spacious rear garden area can also be access via double gates to provide further off-street parking. Brick set area including patio area and reconstructed brick barbeque. Log Store 15 x 7'11" behind the garage. Spacious lawn area. Ornamental fish pond.

## SERVICES

It is understood that mains water, electricity and gas are laid to the property. Drainage is to a septic tank. There is a gas fired central heating system served by the boiler in the Utility room.

PVCu double glazing as detailed.

None of the services or associated appliances have been checked or tested.

## VIEWING

Should you wish to view this property or require any additional information, please ring our Howden Office on 01430 432211.

## OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

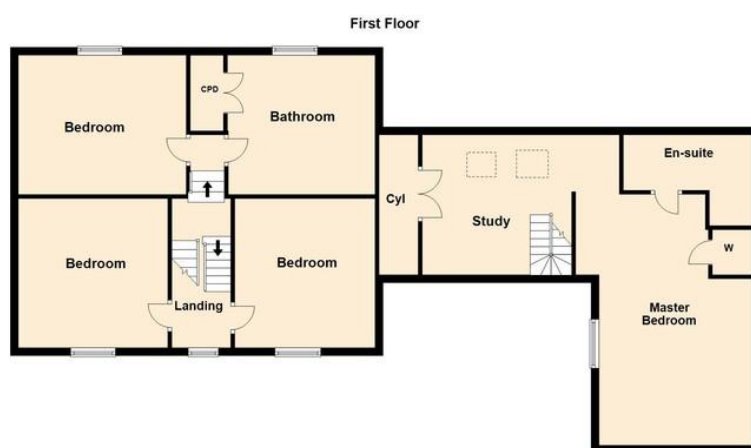
## OUTGOINGS

It is understood that the property is in Council Tax Band C which is payable to the East Riding of Yorkshire Council.

## FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

**ENERGY PERFORMANCE GRAPHS** An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.



West End Farm, Asselby, Nr Howden

