

CLUBLEYS



11 The Landing,
Broomfleet HU15 1RT

£199,950



This rural home has been thoughtfully restored, extended and refurbished by the current owner to create an appealing lifestyle property. Having generous living space throughout and unrivalled panoramic views, a viewing is strongly recommended to appreciate the size that an initial glance would suggest.

The versatile layout comprises; breakfast kitchen, utility room, two reception rooms plus sun room, ground floor bedroom and cloakroom to the ground floor. There is an spacious master bedroom to the first floor with stunning views over the fishing lake.

The exterior of the property has been designed to take full advantage of the setting with an extensive decked area to the rear. A side driveway provides off street parking and access to the workshop.

LOCATION

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

COVID-19 Viewing 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****COVERED ENTRANCE PORCH****BREAKFAST KITCHEN**

4.01m max x 3.76m max (13'2" max x 12'4" max)

A good range of light wood floor units with complimentary work surfaces incorporating a single sink unit, integrated electric oven, four ring electric hob and a fitted breakfast area. Wood effect laminate flooring, decorative picture rail and fitted extractor fan. Archway into..

UTILITY ROOM

3.15m max x 2.86m max (10'4" max x 9'5" max)

Having wall and floor units, plumbing for washing machine and dishwasher. Laminate flooring, decorative picture rail and back door off.

CLOAKROOM

Low level Wc, sink with cupboard under and laminate flooring.

LIVING ROOM

4.30m x 3.69m (14'1" x 12'1")

Feature ornamental brick inglenook fireplace. Beamed ceiling and Tv point.

SUN ROOM

5.89m x 3.54m (19'4" x 11'7")

Having stunning views over the fishing lake with patio doors onto a large decked area. Tv point.

DINING ROOM

3.67m x 3.34m (12'0" x 10'11")

Stairs lead up to the first floor and a further door leads into sun room.

BEDROOM TWO

2.88m x 2.80m (9'5" x 9'2")

With fitted wardrobes and ornamental fireplace.

BATHROOM

3.34m x 3.28m (10'11" x 10'9")

Four piece suite comprising of double shower cubicle with electric shower, panelled bath, low level Wc and sink unit.

FIRST FLOOR**BEDROOM ONE**

7.62m x 3.46m (25'0" x 11'4")

Velux windows.

OUTSIDE**FRONT OF PROPERTY**

Low brick wall to the front boundary with gravelled area for off street parking.

SIDE DRIVEWAY AND WORKSHOP

The side driveway provides further off street parking and gives access to the workshop.

REAR GARDEN

An extensive timber decked area wraps around the rear of the property offering an exceptional space for al fresco dining and entertaining taking in the stunning and panoramic views. There is a further paved patio area.

FISHING

Permits for the lake can be obtained from Hull and District Angling Club.

ADDITIONAL INFORMATION**SERVICES**

Mains water, shared septic tank (with adjoining property), and electricity are connected to the property.

APPLIANCES

No appliances have been tested by the agent.

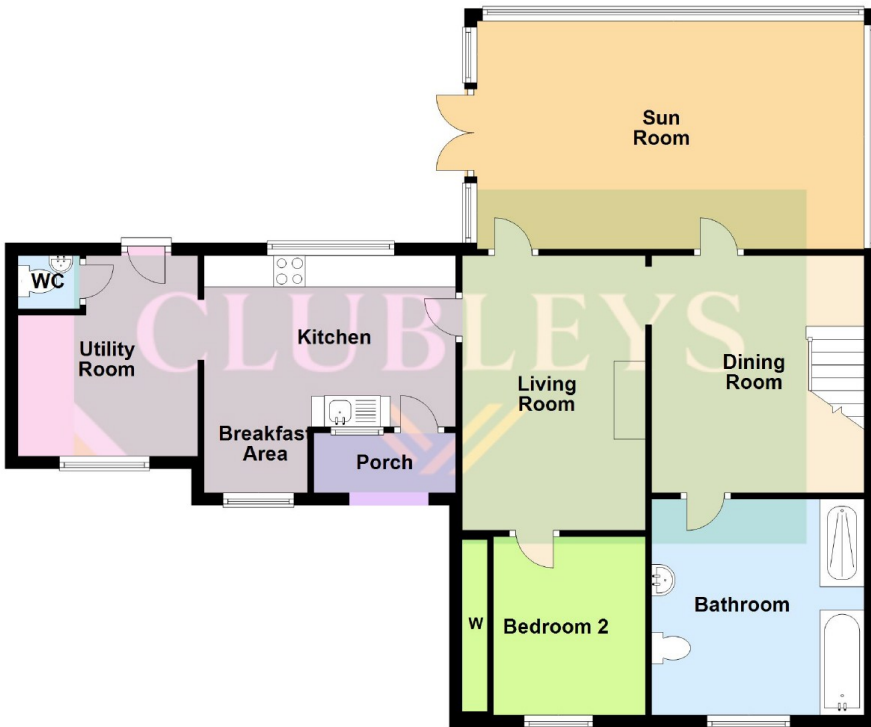
LOCAL AUTHORITY

East Riding of Yorkshire Council BAND A



Ground Floor

Approx. 95.2 sq. metres (1024.4 sq. feet)



First Floor

Approx. 29.9 sq. metres (322.3 sq. feet)



Total area: approx. 125.1 sq. metres (1346.7 sq. feet)

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 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



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Energy Efficiency Rating		Environmental Impact (CO ₂ Emissions)	
Current Rating	Potential Rating	Current Rating	Potential Rating
A	A	B	B
B	B	C	C
C	C	D	D
D	D	E	E
E	E	F	F
F	F	G	G
G	G	G	G

England & Wales

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