

CLUBLEYS



Inglehurst, Main Street,
Broomfleet, HU15 1RJ

£259,950



ABOUT THE PROPERTY

MUST BE VIEWED TO FULLY APPRECIATE

This beautifully renovated two bedroom property is designed to a high standard and we do advise internal viewing to fully appreciate its charm and character.

With stunning features, clever storage the property oozes appeal in more ways than just one. Comprising: two reception rooms, one benefiting from a log burning stove, and a stylish kitchen. Leading on to the First Floor: offering two good sized bedrooms plus dressing room and a family bathroom.

Outside: You will find an extensive rear garden with open views over neighbouring farmland. There are outbuildings and a handy wooden cabin currently used as a gym/office. A Gravel shared driveway also provides ample parking.

Situated in the heart of the village with easy access to the M62/A63, nearest train station from Gilberdyke and Brough. This is an Instagram worthy home in a rural setting, with all the benefits of contemporary multifunctional living spaces.





ACCOMMODATION COMPRISSES**ENTRANCE HALLWAY**

Front entrance door into hallway with curved staircase, UPVC window to side aspect, leading into...

LIVING ROOM

3.90 x 3.63 (12'9" x 11'10")

Feature bay window to front elevation, wood effect flooring, log burner with timber mantle, and built in storage.

DINING ROOM

5.31 x 4.96 (17'5" x 16'3")

UPVC double glazed window to rear and side elevation, understairs storage cupboard, wood effect flooring, brick fireplace with timber mantle.

KITCHEN

3.04 x 2.42 (9'11" x 7'11")

UPVC double glazed window to rear elevation and door to side elevation. Beautifully designed kitchen with a range of base, floor and wall units, space for fridge/freezer, freestanding induction hob/oven, extractor hood, quartz worktops and upstands, tiled splashbacks and flooring. Feature belfast sink with mixer tap.

FIRST FLOOR**LANDING**

Hatch to loft, UPVC window to side elevation.

BEDROOM ONE

4.96 x 1.63 (16'3" x 5'4")

UPVC double glazed window to front elevation.

BEDROOM TWO

3.32 x 2.43 (10'10" x 7'11")

UPVC double glazed window to rear elevation.

DRESSING AREA

2.36 x 2.27 (7'8" x 7'5")

A versatile area leading to....

FAMILY BATHROOM

2.40 x 1.82 (7'10" x 5'11")

UPVC double glazed window to rear elevation. Suite comprising, panel bath, low level WC, pedestal wash basin, separate shower cubicle. Tiled walls and vinyl flooring

OUTSIDE**FRONT ELEVATION**

Provides a gravelled front garden with gate access and side pathway leading to the side of the property and to the rear garden.

REAR COURTYARD

Fenced with covered area housing external oil boiler and outside WC. With two brick store areas

TIMBER CABIN

With full electrics, bifold doors to gym and side door to office space.

REAR GARDEN

Extensive rear garden, mainly lawned with open views over neighbouring farmland, well established fruit trees, Side gravelled shared driveway with parking extending to the rear garden.

ADDITIONAL INFORMATION

EPC RATING F

COUNCIL TAX BAND: B

*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

APPLIANCES

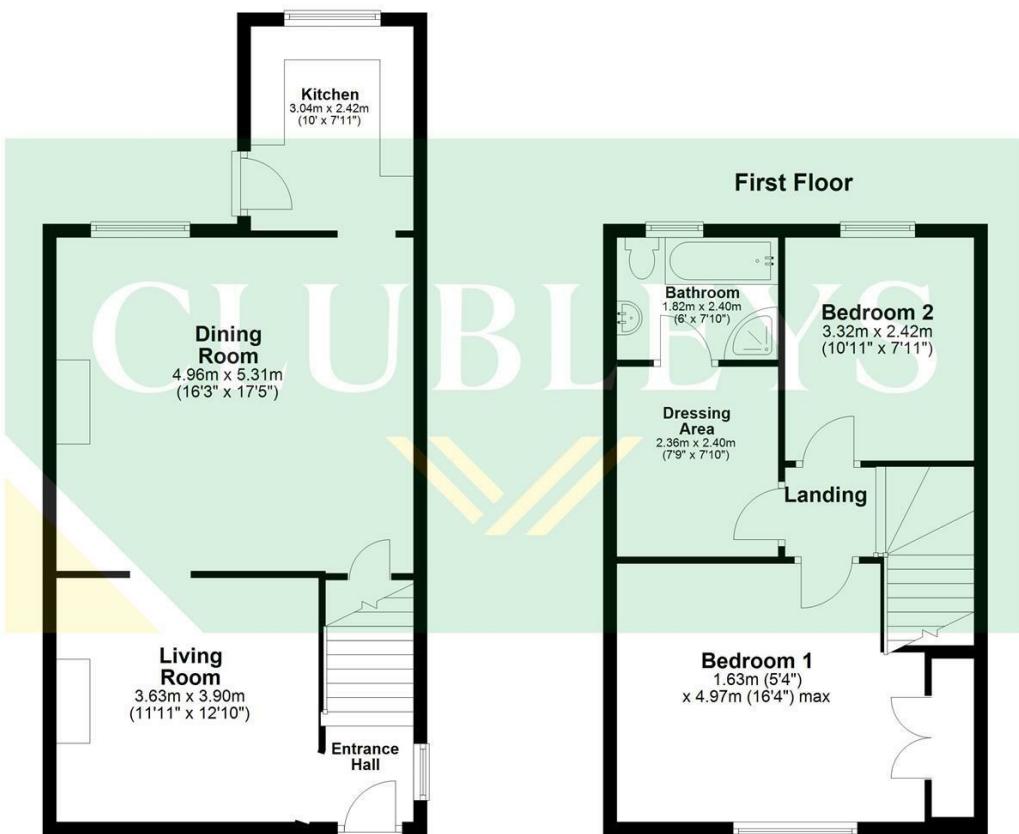
No appliances have been tested by the agent.

SERVICES

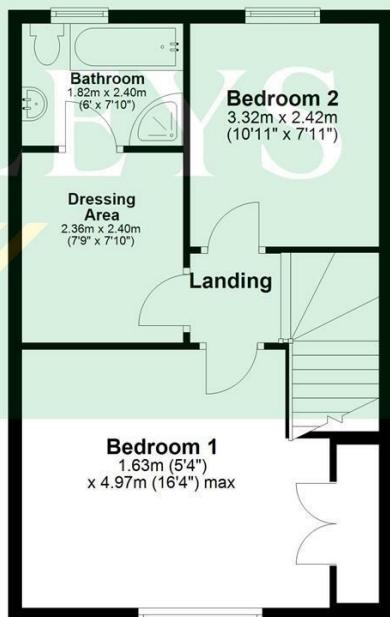
Mains water, drainage, and electricity connected to the property Oil central heating.



Ground Floor



First Floor



VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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 Advisor by phoning her on 07540 536891 or e-mail 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.

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 a 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 NOTES

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.



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	28	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.