

9, Newfield Lane,
Brough, South Cave, HU15 2JW
Guide Price £550,000



ABOUT THE PROPERTY

LOCATION LOCATION

Newfield Lane is in the charming village of South Cave, tucked away down a country lane, bordering open Countryside and this stunning detached house offers the perfect blend of semi-rural tranquillity and modern living. This delightful family home spans approximately 1950 square feet and has been extensively upgraded by the current owners and provides generous space for both relaxation and family life.

As you step inside, you are greeted by two inviting reception rooms, each designed to create a warm and welcoming atmosphere. These versatile spaces can be tailored to suit your family's needs, whether you envision a cosy lounge for family gatherings or a sophisticated area for entertaining guests. There is plenty of storage and a quirky layout that flows well.

The property boasts three well-proportioned bedrooms over two floors, (master bedroom with walk in dressing room) ensuring that everyone has their own space. The layout is thoughtfully designed to maximise comfort and convenience, making it an ideal choice for families of all sizes. The bathroom is well-appointed and stylish.

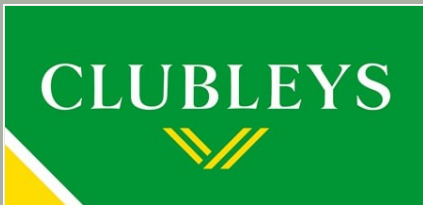
One of the standout features of this home is the abundance of open space surrounding it. The semi-rural setting offers a peaceful escape from the hustle and bustle of city life, while still being conveniently located for local amenities. The possibilities for outdoor activities and family fun are endless, making it a perfect environment for children to play and explore.

Stylishly presented throughout, this property is ready for you to move in and make it your own. With its charming character and modern conveniences, this home is a rare find in the desirable area of South Cave. Whether you are looking for a family home or a peaceful retreat, this property is sure to impress. Don't miss the opportunity to make this stunning house your new home.

Tenure - Freehold
Tax Band - E
Epc - D







Tenure: Freehold
East Riding of Yorkshire
Band:

ACCOMODATION COMPRISING

ENTRANCE HALLWAY

UPVC Double glazed door to front elevation

LIVING ROOM

3.81 x 6.32 (12'5" x 20'8")

Two UPVC double glazed windows to the front aspect, open fire with slate hearth, brick surround and oak mantel. Open plan leading to dining area and kitchen

RECEPTION ROOM/INNER HALLWAY

UPVC half glazed door to the rear leading to a courtyard area. Two built in storage cupboards, one open storage area. Feature panelling on the walls, tiling flooring. With doors off leading to...

STUDY

3.01 x 2.28 (9'10" x 7'5")

UPVC double glazed window to side and rear elevation,

SITTING ROOM

3.66 x 3.94 (12'0" x 12'11")

UPVC double glazed bay window to front aspect, open fire and feature wood panelling to walls

DINING KITCHEN

5.38 x 3.81 (17'7" x 12'5")

UPVC double glazed window to rear and side elevation. A stylish contemporary kitchen making clever use of the space with a range of base and wall mounted units. Integrated dish washer, fridge and freezer and microwave. Wood effect worktop, ceramic Belfast style sink with mixer tap, range cooker and wine cooler. Walk in pantry. Peninsular breakfast area. Door leading to...

UTILITY ROOM

1.62 x 2.08 (5'3" x 6'9")

UPVC double glazed window to rear aspect. A range of base and wall mounted units. Tiled worktops, and flooring, space for washer and dryer. Ceramic Belfast style sink with mixer tap. Door leading to...

DOWNSTAIRS CLOAKROOM

UPVC double glazed window to side elevation, low level WC and vanity wash basin, tiled flooring and roof space hatch.

FIRST FLOOR

LANDING

MASTER BEDROOM

3.98 x 3.96 (13'0" x 12'11")

UPVC double glazed window to front elevation, built in storage cupboard, open plan leading to...

DRESSING ROOM

3.81 x 3.06 (12'5" x 10'0")

UPVC double glazed windows to front and rear elevation, built in wardrobes/cupboard housing Combi boiler and built in hanging space.

BATHROOM

UPVC double glazed window to rear elevation, feature tiled panel bath, walk in shower cubicle, vanity wash hand basin and low level WC, heated towel rail, tiling walls and flooring. Downlights.

BEDROOM TWO

3.91 x 3.89 (12'9" x 12'9")

UPVC double glazed window to front elevation

PLAY ROOM

2.16 x 4.32 (7'1" x 14'2")

UPVC double glazed window to rear elevation. Stairs leading to...

SECOND FLOOR

BEDROOM THREE

2.86 x 4.94 (9'4" x 16'2")

With velux windows.

OUTSIDE

To the front of the property, there is a lawned front garden with well established planting. Gravel path and driveway with gated access, through the brick attached archway.

Leading into the rear gravelled courtyard parking for numerous vehicles, including EV car charger. Wooden storage area and log store. Brick pillar walled courtyard gravelled garden, with paved seating area. Private and ideal for entertaining or growing your own fruit and vegetables - this is a wrap around garden that leading down the far side of the property, to further gated access at the front. There is a substantial separate lawned garden with mature trees and well established planting, a great place for families to relax and play. This is a private garden with bags of potential. There is a telegraph pole in the garden (owned by Northern Power Grid) and the vendors receive a peppercorn rent of £35 per year. The trees are maintained every couple of year, pending them growing over the cables. There are also Solar panels of the rear side of the roof, to power the water tank.

ADDITIONAL INFORMATION

*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.

MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

COUNCIL TAX BAND E - EPC RATING - D

SERVICES

Mains drains, water, gas and electricity.

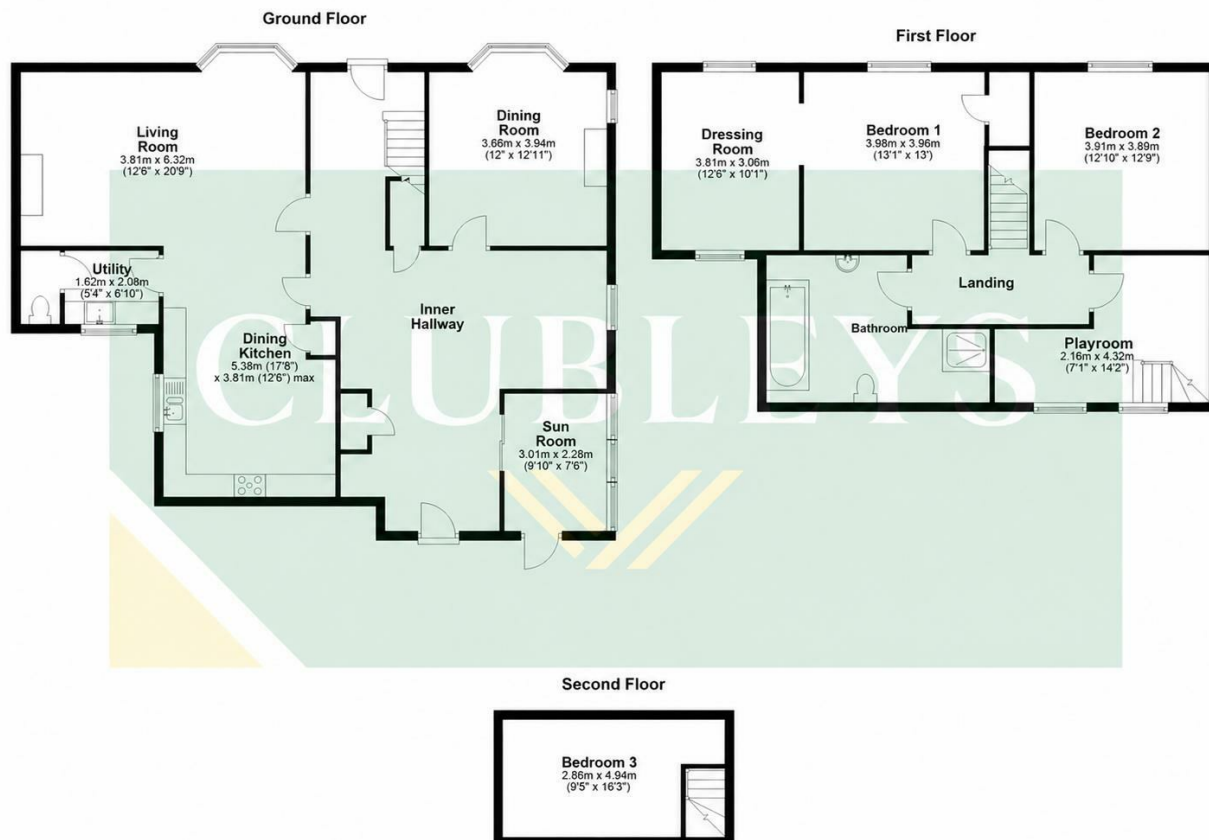
APPLIANCES

None of the appliances have been tested by the agents.

FLOORPLAN/MEASUREMENTS

Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.





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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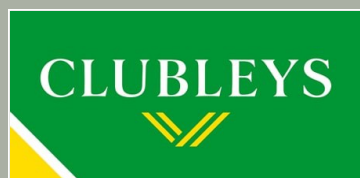
MORTGAGES

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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		55	
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.