



Sixpenny, Todds Lane,
Ellerker, HU15 2DS
£345,000



Welcomed to the market is this simply stunning country cottage in a purely idyllic location nestled within the Wolds Way. Its charm and position make this beautiful two bedroom home a truly remarkable and must view property.

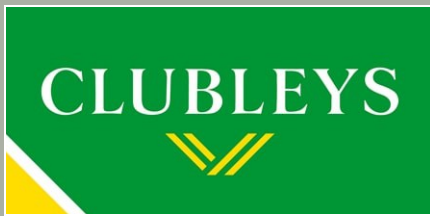
Tucked away down a quiet country lane, welcomed by a stylish tiled entrance hall it is clear upon entry the love and care the current owners have put into the property. Tastefully decorated throughout the accommodation comprises of a warming snug opposite a separate lounge with stylish feature fireplace which could be reinstated as a homely log burner to cosy up by in the cooling Autumn months.

The polished kitchen with its glossy Quartz worktops is the heart of the home with ample space for a dining table for the whole family to gather. A generous utility room with traditional ceiling mounted airer completes the ground floor.

Upstairs are two spacious bedrooms and a spectacular family bathroom including multifunctional cupboard currently serving as both storage and a dressing area.

Outside is a low maintenance and enclosed south facing garden to relax with family and friends and gaze at the stars in the night sky or the flocks of birds above. There is also a large garage with mezzanine floor to enhance the already bountiful storage space.

Tenure: Flying freehold Council tax band: D



Tenure: Flying Freehold
East Riding of Yorkshire
BAND: D

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Composite anthracite front entrance door, stairs to first floor, tiled floor, underfloor heating, ceiling coving.

SNUG

2.86m x 4.02m (9'4" x 13'2")

Feature fireplace (could be reinstated to a working fire) with decorative tile hearth and marble surround, wooden flooring, ceiling coving, radiator. Previously used as a third bedroom.

SITTING ROOM

3.36m x 4.04m (11'0" x 13'3")

Feature fireplace (could be reinstated to a working log burning stove) with decorative tiled hearth, stone surround and wooden mantle, wooden floor, ceiling coving, radiator, under stairs cupboard with power and telephone point.

KITCHEN

7.25m x 2.11m (23'9" x 6'11")

Fitted with a range of wall and base units comprising Quartz work surfaces, Belfast sink with drainer, four ring electric hob with extractor hood over, integrated oven, plumbing for dishwasher, ceiling coving, part tiled walls, two radiators, high quality herringbone linoleum flooring and barrier matting. Anthracite sliding door into rear garden.

UTILITY

2.99m x 2.13m (9'9" x 6'11")

Fitted with base units comprising work surfaces, stainless steel single bowl sink unit with drainer, part tiled walls, high quality herringbone linoleum flooring, plumbing for automatic washing machine, space for tumble dryer, radiator and ceiling mounted clothes airer.

FIRST FLOOR ACCOMMODATION

LANDING

Recessed ceiling lights and ceiling coving.

BEDROOM ONE

2.74m x 4.01m (8'11" x 13'1")

Radiator and ceiling coving.

BEDROOM TWO

3.47m x 2.98m (11'4" x 9'9")

Radiator, ceiling coving, fitted cupboard housing hot water cylinder and shower boost.

BATHROOM

Four piece white suite comprising low flush WC, pedestal wash hand basin, step in shower cubicle with rainfall shower, free standing bath, tiled floor, part tiled walls, part panelling, recessed ceiling lights, radiator and underfloor heating. Extensive fitted cupboard with concertina doors also serving as a dressing room with radiator and power, extractor fan, access to loft space which is part boarded and hosts a new plastic water tank.

OUTSIDE

Outside is low maintenance and enclosed with a new boundary fence. South facing garden to relax with family and friends and gaze at the stars in the night sky or the flocks of birds above. There is also a large garage with mezzanine floor to enhance the already bountiful storage space.

GARAGE

5.53m x 4.54m (18'1" x 14'10")

Wide double timber doors, personal door, power and light, oil boiler, fuse board, mezzanine floor for further storage.

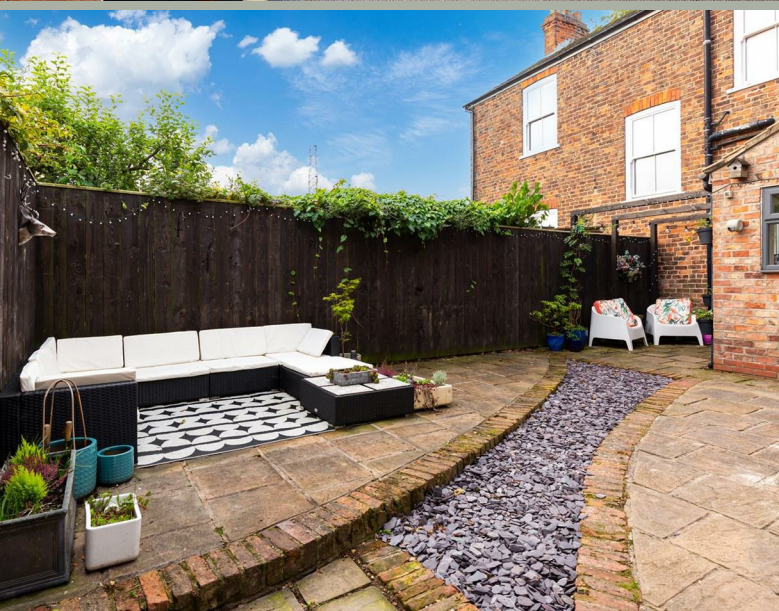
APPLIANCES

No appliances have been tested by the agents.

SERVICES

The property is supplied by oil central heating. Having mains drainage.

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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.

VIEWING

By appointment with the Agent.

OPENING HOURS

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

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

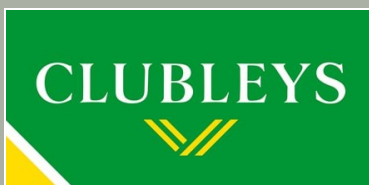
FREE VALUATIONS FOR SALE

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 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.



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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		
	55	82
England & Wales		EU Directive 2002/91/EC

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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.