

4, Blanshards Lane,  
Brough, North Cave, HU15 2LN  
£395,000





## ABOUT THE PROPERTY

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Deceptively spacious home, offering versatile accommodation and inviting living/entertaining spaces.

Situated in the village of North Cave, Blanshards Lane is a quaint lane benefitting from scenic walks a short distance away.

Briefly comprising of entrance hall, living room, study, shower room, breakfast kitchen and bespoke conservatory to the ground floor. To the first floor are four good size bedrooms and a family bathroom.

The front garden is low maintenance and offers with parking to the side drive for multiple vehicles, leading to the garage. With well maintained and established gardens to the rear.

An early internal viewing is recommended to appreciate what this family home has to offer.

East Riding of Yorkshire Council Tax Band - E

The property tenure is Freehold.

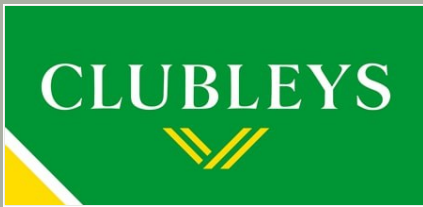
EPC Rating - C











## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Upvc front door leading in with side glazed panels. Stairs off to the first floor and under stairs recess. Access through to living room, shower room, study and kitchen.

#### LIVING ROOM

6.41m max x 5.15m max (21'0" max x 16'10" max)  
Generous 'L' shaped room providing dual aspect overlooking front and rear gardens. Feature brick built fireplace with open fire. Sliding patio doors lead into the conservatory. Television point. Coving to the ceiling.

#### STUDY/BEDROOM FIVE

3.81m x 2.91m (12'5" x 9'6")  
Versatile room which could be used as a home office or additional bedroom having access to the ground floor shower room. Also available to allow access to the entrance hall.

#### SHOWER ROOM

2.57m max x 1.07m (8'5" max x 3'6")  
Suite comprising of low level WC, pedestal hand basin and walk in shower. Non slip flooring, wet walling and spotlights to the ceiling. Storage cupboard and privacy window.

#### OPEN PLAN DINING KITCHEN

5.91m x 4.27m (19'4" x 14'0")  
Range of wall and floor units with complimentary work surfaces extending into fitted breakfast table. Built in wine rack and display cabinet with lighting. One and a half bowl ceramic sink unit, integrated fan oven, four ring electric hob with concealed extractor over. Built in combination microwave oven. Integrated fridge, two under counter freezers, dishwasher, washing machine and tumble dryer. Splashback tiling to the walls, tiling to the floor, sliding doors into the conservatory and stable door to the side aspect. Undercounter lighting. Exposed beams.

#### CONSERVATORY

5.89m max x 3.26m (19'3" max x 10'8")  
Bespoke conservatory with tiled roof perfect for use all year round, benefitting from unspoilt views across the garden. Complete with radiator and Velux windows. uPVC French doors to the garden.

### FIRST FLOOR

### LANDING

Hatch to loft space and built in linen cupboard.

#### BEDROOM ONE

4.22m x 3.88m (13'10" x 12'8")  
To the front of the property with a range of fitted wardrobes and vanity wash hand basin unit with storage under.

#### BEDROOM TWO

3.99m x 3.57m (13'1" x 11'8")  
To the front of the property with a range of fitted wardrobes and vanity wash hand basin unit with storage under. Television point.

#### BEDROOM THREE

3.24m x 2.74m (10'7" x 8'11")  
'L' shaped double room overlooking the rear garden.

#### STUDY/BEDROOM FOUR

2.72m x 1.69m (8'11" x 5'6")  
Overlooking the rear garden with built in cupboard.

#### FAMILY BATHROOM

2.14m x 1.68m (7'0" x 5'6")  
Suite comprising of panelled bath with shower over, folding shower screen, pedestal hand basin and low level WC. shaver point and spotlights to the ceiling.

### OUTSIDE

#### FRONT GARDEN

Low maintenance laid mainly to gravel, block paved path with feature pergola. Mature shrubbery.

#### DRIVEWAY AND GARAGE

Private driveway leading to the garage with up and over door, power and light.

#### REAR GARDEN

Large private and well established gardens which bursts with colour in the summer months. Providing large block paved patio area complete with built in barbeque. Being laid mainly to lawn and a range of trees including fruit trees and shrubbery. Long pathway, shed and greenhouse to the far end.

### ADDITIONAL INFORMATION

#### SERVICES

Mains gas, water, drainage and electricity are connected to the property.

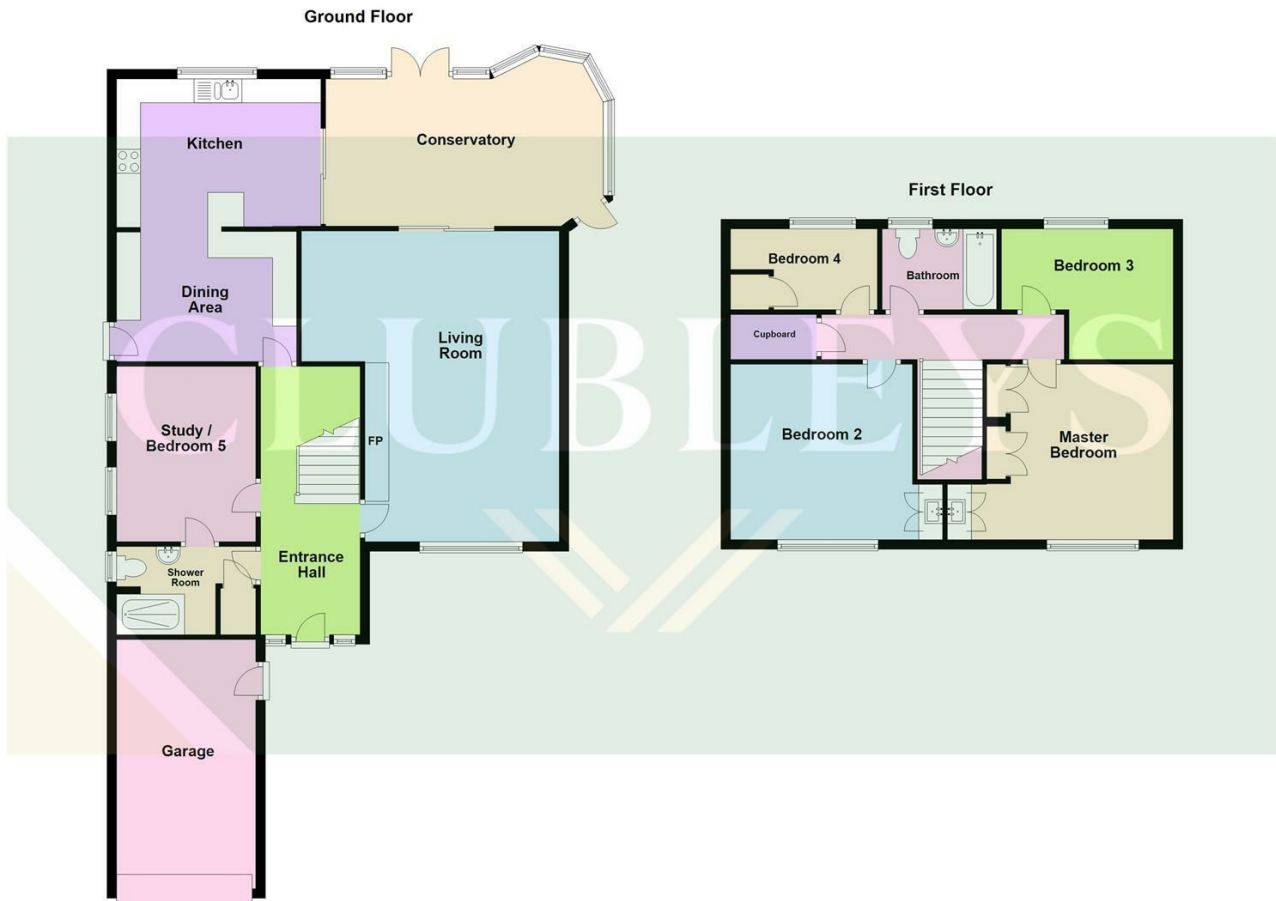
#### APPLIANCES

No appliances have been tested by the agent.









**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

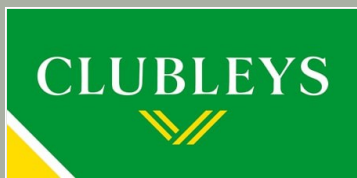
**FREE VALUATIONS FOR SALE**

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			82
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.