



**Desmond House, Main Street, Brough HU15 1RJ**  
**Guide Price £285,000**

- No onward chain
- Very large garden
- Huge potential
- Three bedroomed Period house
- Tucked away rural village location
- Ideal for home working
- Council Tax Band: B
- EPC Rating: TBC

Desmond House is an interesting and enchanting property which offers huge potential. Offered to the market with no onward chain and being situated on a very generous sized plot which skirts open fields to the rear, the property lends itself to a multitude of uses.

With its extensive outbuildings and generous space the property is beautifully situated in this tucked away East Yorkshire village, with many people only knowing its main line railway station.

#### LOCATION

The property lies on the eastern side of Main Street and skirts open fields to the rear in this tucked away East Yorkshire village.

Broomfleet is a delightful and quiet village situated in a good position for the M62 and the amenities of Brough and South Cave. Broomfleet can be accessed either via Ellerker or from Newport and lies on The Trans-Pennine Cycleway. Lying close to the Humber Estuary there are many attractive footpaths in scenic countryside surrounding the village.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

With modern uPVC front door with glass panel and stairs to the first floor accommodation with further window to one side.

##### LIVING ROOM

12'9" x 11'11" (3.89m x 3.63m)  
A very well proportioned and attractive living room with wide walk-in bay window to the front elevation. The focal point of the room is a wood burning stove set on a slate hearth with brick surround. Varnished striped wood floorboards.

##### DINING ROOM / SITTING ROOM

16'2" x 11'0" (4.93m x 3.35m)  
Allowing flexibility of use and having a size which would allow for both living and dining room furniture. Patio doors lead onto the side of the property and there is a cupboard under the stairs and decorative fireplace.

##### KITCHEN

15'5" x 9'10" (4.70m x 3.00m)  
Requiring kitchen units but with all services provided the kitchen currently has a one and half bowl sink and drainer, electric supply for oven and appliances. Plank style floorcovering.

##### LOBBY

The rear access to the property with a timber farmhouse door with glass panels and engineered oak flooring. Coat hooks to wall.

##### BATHROOM

10'0" x 6'6" (3.05m x 1.98m)  
With a modern four piece sanitary suite comprising vanity unit with semi-recessed hand wash basin, low level w.c., corner shower enclosure and panelled bath. Partially tiled walls and window to the rear elevation.

##### FIRST FLOOR

##### BEDROOM 1

12'10" x 8'6" (3.91m x 2.59m)  
A generous sized bedroom situated at the front of the property and with window to that aspect. Large walk-in wardrobe with double doors.

##### BEDROOM 2

14'5" x 7'10" (4.39m x 2.39m)  
Window to rear elevation and stripped and stained floorboards.

##### BEDROOM 3

10'11" x 7'10" (3.33m x 2.39m)  
Window to rear elevation.

##### OUTSIDE

The front garden is largely lawned and partially enclosed by a timber picket fence. A concrete drive leads down the side of the property to the rear and continues under gravel all the way to the rear of the property.

The rear garden is very generously sized for a property of this type and skirts open fields. Again, largely lawned, there is a hedge to one side and fence to the other which currently runs half the length of the garden and will be completed by the time of sale completion.

Adjacent to the rear of the property and detached from it is a brick boilerhouse which has a oil boiler with a further store attached to one side. To the rear of the property are a number of outbuildings which are accessed through a vehicular gate and could allow further potential for a new area to erect larger sheds, which again could perhaps be used for business purposes (subject to the necessary permissions).

##### AGENT'S NOTE

Adjacent to the rear of the house is a gate and the current owner has confirmed that there is a right of way for Desmond House over the neighbouring property's driveway. However, the right of way is not reciprocated i.e. the neighbouring property does not have a right of way over Desmond House's driveway.

The legality of this will be checked by the Purchaser's solicitor.

##### SERVICES

Electricity, drainage and oil are available or connected to the property.

##### CENTRAL HEATING

The property benefits from an oil fired central heating system.

##### DOUBLE GLAZING

The property benefits from majority uPVC double glazing.

##### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

##### VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

##### FINANCIAL SERVICES

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With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Metraplan 02/05