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QUICK&CLARKE
The Property Specialists

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South View Main Street, Broomfleet HU15 1RJ

£230,000

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- No chain involved
- Charming semi-detached cottage
- Heating by modern air source heat pump
- Spacious breakfast kitchen
- Extensive rear garden
- Large summerhouse overlooking open fields
- Delightful village location
- Open plan dining kitchen
- EPC rating E
- Council tax band C

Do not be deceived by its modest frontage! Situated in an idyllic village off the beaten track, this beautifully extended and lovingly remodelled property offers generous accommodation and benefits from a long rear garden which overlooks open fields.

Updated over time the property now has the benefit of modern and efficient air source heating in addition to the multi-fuel stove in the living room. To the rear of the beautifully tended gardens is a large summerhouse which offers great flexibility of use, with a decked outdoor seating area to the front which makes the most of the rural position and its open field views.

The accommodation in brief comprises entrance porch, entrance hall, well-proportioned lounge, large kitchen open plan into the dining room, utility and ground floor shower room. To the first floor are three bedrooms and a modern house bathroom. Externally there are large gardens and off-street parking.

LOCATION
The property is located on the northern side of Main Street midway between its junction with Chapel Garth and Sleights Lane. Broomfleet is a small and quiet village close to the Humber Estuary approximately four miles south west of South Cave and three and a half miles south of the M62 motorway.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH
2'7 x 4'10 (0.79m x 1.47m)
With a uPVC front door and windows to three sides.

ENTRANCE HALL
A modern uPVC front door with ornate glass panel, stairs leading up to the first floor accommodation and window to one side.

LIVING ROOM
15'1 x 12'10 max (4.60m x 3.91m max)
Bay window to the front elevation, stone fireplace housing a multi-fuel stove, coving to ceiling and modern laminate flooring.

BREAKFAST KITCHEN
16'1 x 10'11 (4.90m x 3.33m)
An extensive range of wall and base units with contrasting worksurfaces incorporating a 1 1/2 bowl sink unit, display units and a wine rack. Space for range cooker with attractively tiled splashback, extractor and spotlights above, plumbing for dishwasher and space for undercounter fridge. Porcelain tiled floor, window to one side and open plan to:

DINING ROOM
11'4 x 10'11 (3.45m x 3.33m)
Laminate flooring, velux window and window to the rear elevation and door to outside.

UTILITY ROOM
5'10 x 5'1 (1.78m x 1.55m)
Plumbing for washing machine, Velux window.

SHOWER ROOM
5'6 x 5'1 (1.68m x 1.55m)
Modern white sanitary suite comprising low level WC with hand basin incorporated and corner shower cabinet with electric shower and wall boarding, and extractor fan.

FIRST FLOOR

LANDING
Access to loft which is fully boarded with eaves storage, a radiator, power and light laid on.

BEDROOM 1
16'1 x 8'8 (4.90m x 2.64m)
Window to the front elevation.

BEDROOM 2
10'11 x 7'10 (3.33m x 2.39m)
Window to the rear elevation.

BEDROOM 3
7'9 x 6'2 (2.36m x 1.88m)
Window to the rear elevation.

BATHROOM
7'10 x 5'1 (2.39m x 1.55m)
Three piece sanitary suite comprising large walk-in shower with glass screen, low level WC and wash basin with storage below along with a heated towel rail.

OUTSIDE
A picket fence forms the front boundary beyond which is a low maintenance gravelled garden which could be used as additional parking. The side driveway provides off-street parking and gives access to the rear garden.

The rear garden is of excellent proportions and beautifully tended with numerous ornamental shrubs and trees. With well stocked flower borders and views over open countryside from the rear, the property also has vehicular access via a tenfoot, which also provides shared access for a neighbouring property.

SUMMERHOUSE / STORES
25'9 x 11'11 (7.85m x 3.63m)
A fantastic addition to the property, timber built with uPVC windows. Ideal for a variety of uses there is an entrance hall, office/work room and two separate store rooms and covered seating area to the front overlooking open fields.

AGENT'S NOTE
The property was rewired circa 2007.

SERVICES
Mains drainage, water and electricity are available or connected to the property.

CENTRAL HEATING
The property benefits from central heating via an air source heat pump.

DOUBLE GLAZING
The property benefits from uPVC double glazing.

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

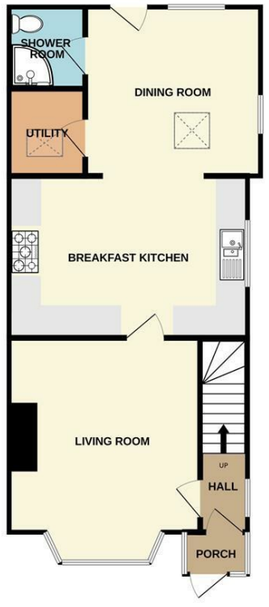
COUNCIL TAX
The Council Tax Band for this property is Band C.

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

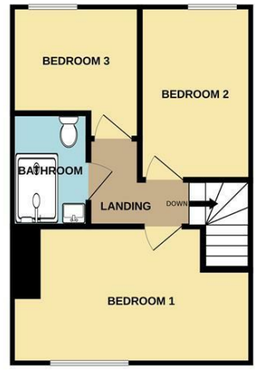
FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of market and also exclusive mortgage deals not normally available on the high 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

EPC RATING
For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



1ST FLOOR



Whilst 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.
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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.