



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



**HEATING AND INSULATION**  
The property has an oil-fired radiator central heating system and sealed unit double glazing.

**SERVICES**  
Mains water and electricity are connected to the property. Private drainage system. None of the services or installations have been tested.

**TENURE**  
Freehold. Vacant possession upon completion.

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'D' (verbal enquiry only).

**JOINT AGENTS**  
Frank Hill & Son, 18 Market Place, Patrington, HU12 0RB.

**VIEWINGS**  
Strictly by appointment with the joint agents. Telephone: (01482) 866844 or 01964 630531.



**£595,000**

**Broadlands,  
Patrington Road,  
Holmpton**



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**Dee Atkinson & Harrison**



## Broadlands, Patrington Road, Holmpton, HU19 2QR

This individual property is set within almost 9.5 acres of land including paddocks, a pond and tree plantation, and is a lovely rural retreat on the East Yorkshire coast. The detached property, with around 2265 sq ft of accommodation, and its garden enjoy a peaceful position along a private roadway and outlooks across the surrounding fields comprising two grass paddocks, making this an ideal opportunity for those with equestrian or hobby farming interests. The property dates from the 1970's and benefits from generously proportioned rooms to include two dual aspect reception rooms, breakfast kitchen, three double bedrooms and three bath/shower rooms, all on the ground floor. The roofspace contains a fourth bedroom and wc, and may have potential for further development if a buyer should require.

Holmpton is a small village on the east coast about 3 miles south of the resort town of Withernsea, where a range of local shops and services are provided. The bungalow is only 3/4 mile from the sea, on the edge of the village. It is about 19 miles into the centre of the city and port of Hull.



### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Hall

The main area has a herringbone solid wood floor and open tread staircase leading off. Deep built-in cupboard, airing cupboard housing hot water tank, two radiators and ceiling coving.

##### Lounge

A bright and spacious dual aspect room with two large picture windows and a tiled fireplace with Baxi grate. Two radiators, ceiling coving, glazed double doors to:

##### Dining Room

Again dual aspect with four large arched windows and a wall with mock fireplace recess and two display niches. Radiator and ceiling coving.

##### Breakfast Kitchen

Fitted with a range of cabinets with oak doors and granite-effect laminate worktops including a one and a half bowl single drainer sink. Integral dishwasher, radiator and tiled flooring.

##### Entrance Lobby

Radiator.

##### Utility Room

Plumbing for automatic washing machine.

##### Bedroom One

Radiator.

En Suite Shower Room: With plumbed shower in enclosure, wash-hand basin and low level toilet suite. Approx. half height splashback tiling, tiled floor and radiator.

##### Family Bathroom

Features a large bathtub, pedestal wash-hand basin, low level toilet suite, bidet and a quadrant shower with plumbed shower unit. Built-in cupboard. Approx. half to full height wall tiling and radiator.

##### Bedroom Two

Fitted with a comprehensive range of wardrobes, high

level cupboards and chest of drawers. Radiator and ceiling coving.

##### En Suite Wet Room

Majority fully tiled and with a plumbed shower unit, low level toilet suite and pedestal wash-hand basin. Radiator.

##### Bedroom Three

Fitted furniture includes two double wardrobes, high level cupboards and a dresser. Radiator and ceiling coving.

#### FIRST FLOOR

##### Landing

Built-in eaves storage cupboard and cold water tank storage. Radiator, roof light, door to remaining loft area.

##### Separate Toilet

With WC and wash-hand basin.

##### Bedroom Four

Radiator and roof light. Access to boarded out eaves storage.

#### EXTERNAL

The property is set within the immediate surroundings of a mature garden that is contained within boundary hedges and entered through a gate in the middle of the frontage which serves a gravel driveway running to both sides of the building and providing ample parking. The front of the property is mainly planted with shrubs providing a roadside screen, and to the rear is a roughly south-west facing patio and lawn with borders. Timber summerhouse and timber shed.

#### THE LAND

Extending to around 9.47 acres in total the property includes two parcels of land, each with frontage to Patrington Road. A grass field of about 3.29 acres wraps around the bungalow and garden on 3 sides. On the opposite side of the private road which gives access to the property is a further grass field which includes a mature tree belt to the east and south side, and a pond - a further approx 5.87 acres.