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Limb
MOVING HOME



Holme Lea Main Street, Broomfleet, East Yorkshire, HU15 1RJ

- 📍 Semi-Detached House
- 📍 Fantastic Gardens
- 📍 Open Country Side Views
- 📍 Council Tax Band = B
- 📍 Modern Kitchen with Island
- 📍 Two Reception Rooms
- 📍 Extensive Drive & Parking
- 📍 Freehold / EPC = E

£275,000

INTRODUCTION

Countryside Views and Modern Living: Situated in a sought-after position, this attractive semi-detached house offers a modern and spacious living environment complemented by an extensive rear garden with uninterrupted open countryside views. The accommodation includes an entrance hallway, a lounge with a log burner and bay window, an open-plan sitting/dining room (also with a log burner) leading to a modern kitchen with a central island and woodblock worktops, and a cloaks/WC. Upstairs, there are three bedrooms and a bathroom. There is oil fired central heating with a recently fitted boiler (2024) and uPVC double glazing. The property boasts ample off-street parking to the front and a long side driveway leads to the rear and two brick stores with discretely positioned oil tank. The rear garden is a particular feature with a gravelled and decked area, ideal for outdoor dining plus a large summerhouse, and a substantial lawn enjoying those wonderful views.

LOCATION

Whilst enjoying the benefits of a rural setting, the property is located within close proximity of the nearby villages of Newport and South Cave. Both these villages offer a good range of shops, local amenities and recreational facilities. Primary schooling can be found at Newport and South Cave with secondary schooling at either South Hunsley or Howden. The property lies approximately 3.5 miles away from the M62 motorway network. There is a railway station at Broomfleet which offers a limited service although there is a mainline station at nearby Brough which lies some 6 miles distance.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With staircase leading up to the first floor.

LOUNGE

With log burning stove and bay window to the front elevation.



SITTING/DINING ROOM

With log burning stove and window to side. Open plan in style through to the kitchen.



KITCHEN

Having an extensive range of modern fitted units with woodblock worktops and a matching central island with breakfast bar peninsular. There is a butler sink, integrated dishwasher, Rangemaster cooker, cupboard housing the central heating boiler, tiled floor and windows to side and rear. External access door to rear.



CLOAKS/W.C.

With low flush W.C. and vanity unit with wash hand basin. Tiled floor and window to rear.

FIRST FLOOR

LANDING

With window to side.

BEDROOM 1

Window to front.



BEDROOM 2

Window to rear.



BEDROOM 3

Window to rear.



BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Part tiling to walls, tiled floor.



OUTSIDE

The property boasts ample off-street parking to the front and a long side driveway leads to the rear and two brick stores with discretely positioned oil tank. The rear garden is a particular feature with a gravelled and decked area, ideal for outdoor dining plus a large summerhouse, and a substantial lawn enjoying those wonderful views.

SUMMERHOUSE AND PATIO



GARDEN



OUTBUILDINGS



COUNTRYSIDE VIEWS



TENURE

Freehold

AGENTS NOTE - ACCESS

A historical right of access is understood to be in place across the rear of Holme Lea for adjoining properties. The vendor has advised that this right is not exercised on a regular basis, given that the respective neighbouring properties possess alternative individual access and driveway arrangements. Any potential purchaser is strongly advised to consult with their solicitor for detailed legal advice and verification.

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

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. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

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.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





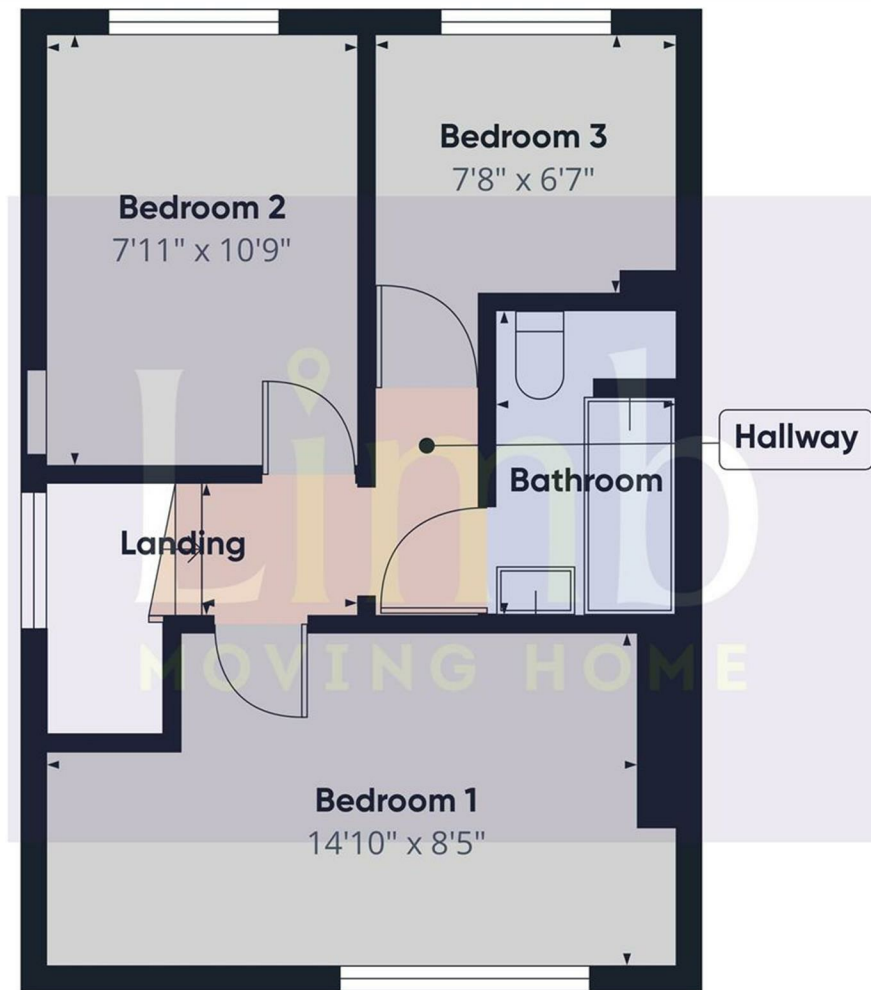
Approximate total area⁽¹⁾
620 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 1



Approximate total area⁽¹⁾
326 ft²


(1) Excluding balconies and terraces

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Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	