



QUICK&CLARKE

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Broomhill Bungalow Mappleton Road, Great Hatfield HU11 4UW
Offers in the region of £420,000

- Spacious Bungalow
- Set in Super Gardens
- Superb Rural Views
- 39ft Kitchen & Day Room
- Modern Bathrooms
- Excellent Parking
- Double Garage
- Energy Rating: C

A well appointed, spacious detached bungalow enjoying a delightful setting with rural views in every direction, set within gardens extending to nearly 1/3 of an acre and enjoying a great deal of privacy and seclusion.

LOCATION

This property has an impressive frontage onto Mappleton Road and is positioned roughly midway between the villages of Great Hatfield and Mappleton. The bungalow adjoins open fields to the rear and both sides and also enjoys a pleasant Southerly aspect over more open fields to the front.

Great Hatfield is a small rural village which lies some 13 miles to the north east of the city of Hull, about 12 miles to the east of the market town of Beverley and within 4 miles of the East Yorkshire coastal town of Hornsea. An ideal choice for those seeking a quiet yet convenient country village location.

ACCOMMODATION

The accommodation has oil fired central heating via hot water radiators, Upvc triple glazed windows (to all but the utility room which is Upvc double glazed), cavity insulation, a burglar alarm, 14 solar panels, external security lighting and is arranged on one floor as follows:

SIDE ENTRANCE HALL

With double UPVC front entrance door, built in storage, door way to the utility room and inner door to the day room and kitchen.

SITTING ROOM

18'3" x 13'10" (5.56m x 4.22m)
With a recess to the chimney breast, two wall light points, double Upvc French doors to the garden and two central heating radiators.

COMBINED DAY ROOM AND KITCHEN

18'3" x 39'6" (5.56m x 12.04m)
Plus a bay window to the front which provides some lovely rural views to the south. There are additional windows to the side and rear which again provide more views, a cast iron multi-fuel stove set in a recess. There

is a built in cupboard, display cabinet, two matching wall lights, picture light, three ceiling mounted light fittings and three central heating radiators. The kitchen is fitted out with a good range of matching base and wall units which incorporate contrasting work surfaces with an inset 1 1/2 bowl sink. There is a built in double oven and split level ceramic hob with cooker hood over, plumbing for a dishwasher, a good sized dining area, a very useful walk in shelved pantry and tile effect laminate flooring.

REAR HALL

With built in cupboards, Upvc rear entrance door and open plan to:

UTILITY ROOM

8'5" x 15'11" (2.57m x 4.85m)
With fitted base and wall units, work surface, plumbing for an automatic washer, a floor mounted Worcester oil fired central heating boiler, tile effect laminate flooring, personal door leading through to the integral garage and one central heating radiator.

INNER HALL

Provides access to the bedroom and bathroom accommodation, incorporates a folding loft ladder leading to a large part boarded out roof storage space that offers potential for conversion to provide substantial additional accommodation subject of course to the Local Authority approvals. There is also a wall light, picture light and ceiling light fitting in the hall.

BEDROOM 1 (FRONT)

12'11" x 16' overall (3.94m x 4.88m overall)
Including a bay window which provides a lovely rural outlook to the front, built in cupboards with top storage cupboards above, parquet flooring and one central heating radiator.

BEDROOM 2 (SIDE)

11'6" x 11'3" (3.51m x 3.43m)
With built in cupboards with top storage cupboards above, parquet flooring and one central heating radiator.

BEDROOM 3 (REAR)

10' x 9'11" (3.05m x 3.02m)
With parquet flooring and one central heating radiator.

BATHROOM/W.C.

16'7" x 5'11" (5.05m x 1.80m)
Widening to 9'3". With a modern white suite comprising of a vanity unit with wash hand basin, cupboards, wall

mirror and shaver light above, a matching panelled bath with a Mira shower and shower screen above, low level W.C., built in cylinder/airing cupboards, part tiled walls, ceramic tile flooring with underfloor heating and a chrome ladder style hot towel rail.

SEPARATE W.C.

With a white low level W.C., wash hand basin with tiled splashback and ceramic tile flooring with underfloor heating.

OUTSIDE

The property has an impressive frontage onto Mappleton Road and is well screened from the road by mature hedgerow. A private gated driveway provides ample parking space and leads to the integral double garage (16' x 16') with an automatic up and over door, power and light laid on and a useful storage area above the utility room.

The front garden is mainly lawned and includes a variety of mature shrubs, the garden extends along the eastern side of the bungalow where there is a kitchen garden area and a summerhouse.

There is a part paved garden running along the Western side of the driveway and this enjoys some lovely open rural views to the South and West.

There is a further lawned garden to the rear of the bungalow which is again well screened by mature beech hedgerow, there is a extra large garden shed, greenhouse and oil storage tank.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

COUNCIL TAX BAND

The council tax band for this property is band E.

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . 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.