



**Townend
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

MELODY COTTAGE,
MAIN STREET, ASSELBY, DN14 7HB
ASKING PRICE OF £325,000





SITUATION

From Goole take the A614 and then the B1228 to the edge of Howden. At the Knedlington Road Crossroads turn left towards Asselby. On entering the Village along Main Street the property will be found on the right handside clearly marked by one of our distinctive For Sale Boards.

THE PROPERTY

This consists of a quaint Detached Cottage being situated towards the edge of the popular rural Village of Asselby and within 2 miles of the historic Market Town of Howden. The cities of Hull, York and Leeds are within easy commuting distance and the nearby M62 motorway allows easy access to the Motorway Network. The good sized characterful accommodation presently comprises:

GROUND FLOOR

ENTRANCE VESTIBULE

Rustic brick walls and quarry tiled floor.

ENTRANCE HALL

Understairs cupboard, quarry tiled floor and staircase to the first floor.



SITTING ROOM 12' 0" x 12' 0" (3.66m x 3.66m)
Rustic brick fireplace with oak mantel and quarry tiled hearth. Radiator, 2 wall lights and beamed ceiling.

DINING ROOM 12' 0" x 12' 0" (3.66m x 3.66m)
Adam style fireplace with cast iron inset. Crockery cupboard and shelves to alcove. Radiator, 2 wall lights and beamed ceiling.

KITCHEN 20' 0" x 8' 9" (6.1m x 2.67m)

Range of pine units comprising Belfast sink, base units with oak worktops and wall cupboards. Arched fireplace recess, radiator, downlighters, part ceramic tiled walls and quarry tiled floor. Cupboard housing gas central heating boiler and stable door to the rear garden.



UTILITY ROOM 18' 9" x 5' 3" (5.72m x 1.6m)

Range of units comprising sink unit and base units with worktops. Plumbing for auto washer. Radiator, downlighters, part ceramic tiled walls and quarry tiled floor. Door to the rear garden.

SHOWER ROOM

White suite comprising shower cubicle and low flush WC. Radiator, downlighters, ceramic tiled walls and quarry tiled floor.

FIRST FLOOR

LANDING

This is approached via the staircase from the Entrance Hall and opening from the Landing are:

FRONT BEDROOM 12' 0" x 12' 0" (3.66m x 3.66m)

Radiator and pitched pine timber floor.

FRONT BEDROOM 12' 0" x 9' 0" (3.66m x 2.74m)

Cupboard to alcove, radiator and pitched pine timber floor.

REAR BEDROOM 9' 6" x 9' 0" (2.9m x 2.74m)

Rustic brick chimney breast, radiator and pitched pine timber floor.

BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Airing cupboard housing cylinder. Radiator and part ceramic tiled walls.





SECOND FLOOR

LARGE ATTIC ROOM 30' 0" x 12' 0" (9.14m x 3.66m)

This room is approached via a staircase from the first floor Landing and has exposed roof trusses and window to gable.

TO THE OUTSIDE

Off Street PARKING AREA to rear which is approached from Main Street via the private driveway to the side.

Delightful Cottage Gardens to front and rear together with patio area at the rear.

SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators.

None of the services or associated appliances have been checked or tested.

COUNCIL TAX

It is understood that the property is in Council Tax Band C, which is payable to the East Riding of Yorkshire Council.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

OFFER PROCEDURE If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.





PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPHS

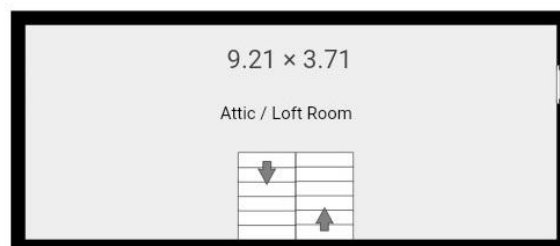
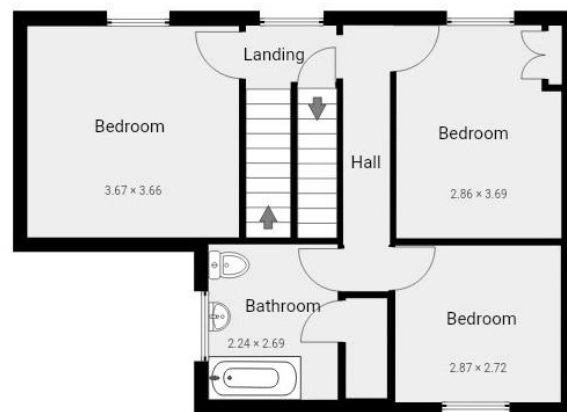
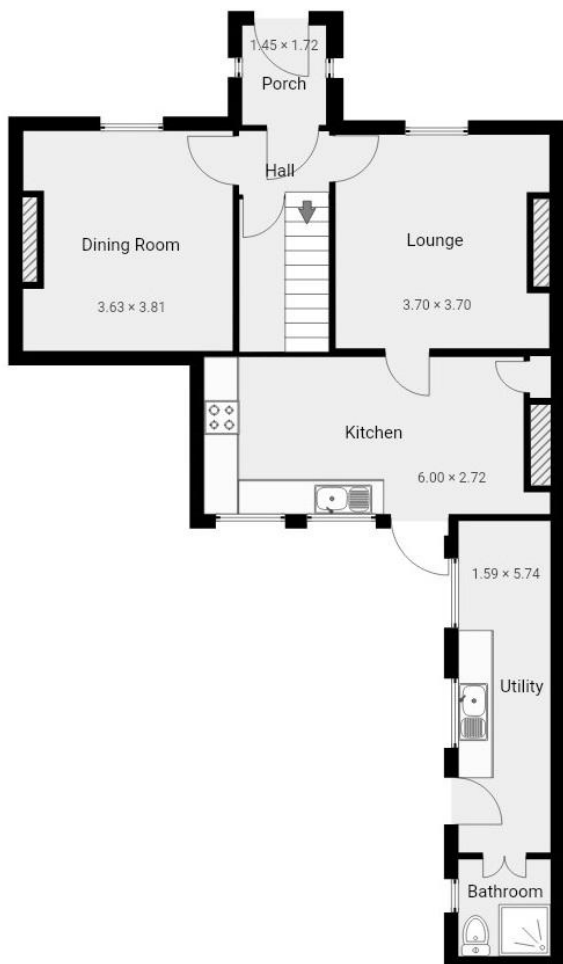
An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		



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