

Cottage Farm Bungalow, Newport Road,
Brough, North Cave, HU15 2NY
£245,000



ABOUT THE PROPERTY

This individual detached true bungalow currently provides three bedroomed accommodation which would benefit from refurbishment. The plot also offers masses of potential for extension/redevelopment subject to appropriate planning permissions being obtained.

The property is pleasantly situated on the corner of Breck Lane which is adjacent to Newport Road. The property offers front and side access.

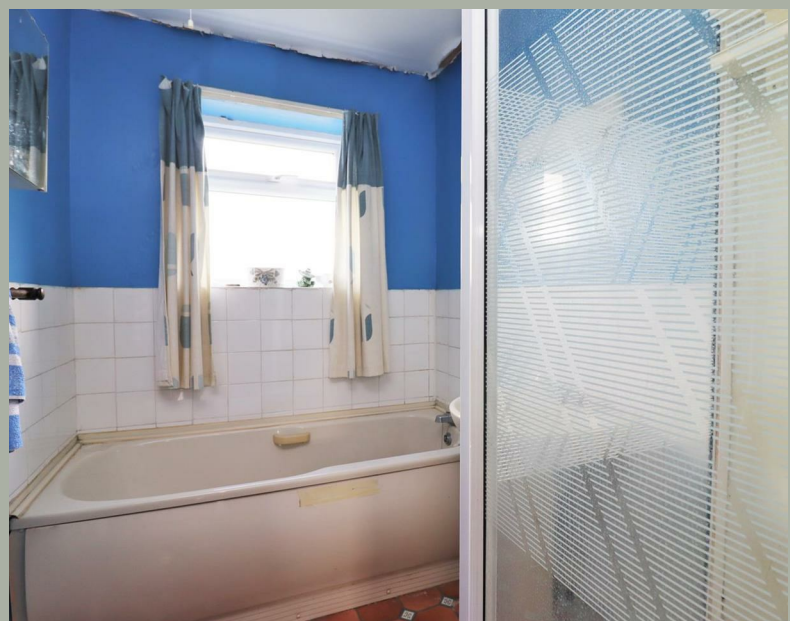
Internally the bungalow is very versatile, currently consisting of all double bedrooms, either of these could be utilised as a additional reception room to suit any families needs. The kitchen being to the rear of the property overlooks the gardens and leans itself to further extension.

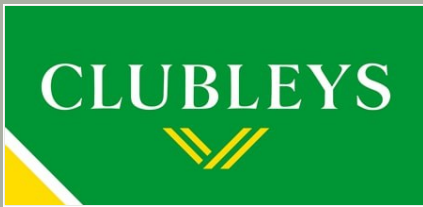
The property stands on a great plot of providing wrap around garden with a combination of lawn, shrubbery and mature borders. The gravelled driveway provides excellent parking leading to the detached double car garage.

A very interesting property indeed and viewing is strongly recommended.

East Riding of Yorkshire Council - C
Tenure - Freehold







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THE ACCOMMODATION COMPRISES:-

ENTRANCE PORCH

uPVC external door leading to...

LIVING ROOM

3.06 x 3.61 (10'0" x 11'10")

Front aspect.

KITCHEN

4.57 x 2.92 (14'11" x 9'6")

Fitted with a range of solid wood wall and base units with complimenting roll top work surfaces, stainless steel sink unit, tiling to splashbacks. Space for washing machine, freestanding cooker and undercounter fridge/freezer. Access to rear porchway. Dual aspect to side and rear. Leading to...

INNER HALLWAY

Storage cupboard. Telephone point.

BEDROOM ONE

4.08 x 3.45 (13'4" x 11'3")

Good sized room with lighting to wall and ceiling. Television point. Dual aspect.

BATHROOM

2.28 x 1.71 (7'5" x 5'7")

White three piece suite comprising of panelled bath, pedestal hand basin and shower cubicle. Part tiling to walls.

CLOAKROOM

2.29 x 1.10 (7'6" x 3'7")

Low level WC and wall mounted hand basin.

BEDROOM TWO

2.80 x 3.62 (9'2" x 11'10")

Front aspect.

BEDROOM THREE

2.78 x 3.63 (9'1" x 11'10")

Front aspect.

EXTERNAL

Laid to lawn to the front and sides and rear with fencing to the boundary line with decorative mature shrubbery planting.

Side access gate leads into the rear gravel driveway provides ample off road parking leading to a detached garage (5.53m x 6.02m) with two access doors, power and light.

ADDITIONAL INFORMATION

SERVICES

The property is supplied by a septic tank and electric storage heaters.

APPLIANCES

No appliances have been tested by the agents.



Ground Floor



AGENTS NOTES

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.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

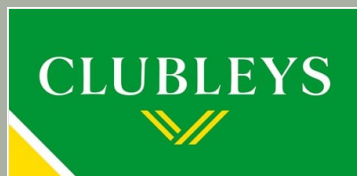
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	52	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.