



The Barnhouse, Jenny Brough Lane,
Hessle, HU13 0JZ
Offers In The Region Of £325,000



ABOUT THE PROPERTY

Accessed by a private block paved driveway off Jenny Brough Lane, this rarely available property is in an exclusive small development of four houses offering generous accommodation to the most discerning buyer.

The Barn House is a detached three bedroomed property with the additional benefit of a large sunroom overlooking the rear garden and under floor heating throughout the ground floor.

Briefly comprising of entrance hall, cloakroom, living room, dining kitchen and sun room to the ground floor. To the first floor there are three bedrooms and a generous family bathroom.

Outside there is ample parking and a garage to the side of the property. A side access gate leads into the private rear garden with lovely mature shrubbery, patio area and large garden store.

VIEWING COULD NOT BE MORE HIGHLY RECOMMENDED.

Council Tax Band - D

Tenure - Freehold

EPC - E







THE ACCOMMODATION COMPRISES

GROUD FLOOR

ENTRANCE HALL

Front door leads into the entrance hall with stairs off to the first floor and decorative stone flooring.

CLOAKROOM/WC

Concealed low level Wc and vanity sink unit. Extractor fan and decorative stone flooring.

DINING KITCHEN

2.66 x 5.43 (8'8" x 17'9")

A good range of light grey wall and floor units with complimentary work surfaces and splashbacks incorporating a ceramic sink with moulded drainer, integrated dishwasher, washing machine, space for range cooker, fridge and freezer. Recessed storage cupboard, decorative stone flooring, tall contemporary radiator and feature beam to the ceiling. Door into..

SUN ROOM

3.68 x 3.86 (12'0" x 12'7")

Large sun room overlooking the rear garden with decorative stone flooring and patio doors into the rear garden.

LIVING ROOM

3.35 x 5.46 x 2.69 (10'11" x 17'10" x 8'9")

Beautiful light and airy dual aspect room with brick fireplace with timber mantle housing a wood effect stove, decorative stone flooring and feature beam to the ceiling.

FIRST FLOOR

LANDING

Hatch to loft space and recessed storage cupboard.

BEDROOM ONE

2.68 x 5.45 (8'9" x 17'10")

Good sized dual aspect room with feature beams to the ceiling.

BEDROOM TWO

4.21 max x 2.97 (13'9" max x 9'8")

Double room with a range of fitted furniture and laminate flooring.

BEDROOM THREE

4.22 x 2.43 (13'10" x 7'11")

Currently used as a dressing room with feature beams to the ceiling and a range of fitted furniture.

BATHROOM

2.93 max x 1.84 (9'7" max x 6'0")

Suite comprising of roll top bath, vanity sink unit with storage under, concealed Wc and large walk in shower with waterfall shower and hand held attachment. Contemporary tiling to the walls and floor, recessed spotlights and large chrome towel radiator.

EXTERNAL

Accessed by a private block paved driveway with a garage to the side and paved pathway leading to the property. Side access gate into the rear garden which is laid mainly to lawn with mature shrubbery to the borderline. To the rear of the property is a patio area and large garden store.

ADDITIONAL INFORMATION

SERVICES

Mains, gas, and electricity are connected to the property. Septic tank drainage.

APPLIANCES

No appliances have been tested by the agent.



Ground Floor



First 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

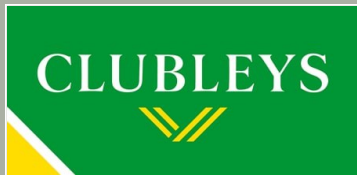
FREE VALUATIONS FOR SALE

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.



1 Toft Court, Skillings Lane, Brough,
East Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	51	
(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.