

15, Brickyard Lane,  
North Ferriby, Melton, HU14 3HB  
£185,000

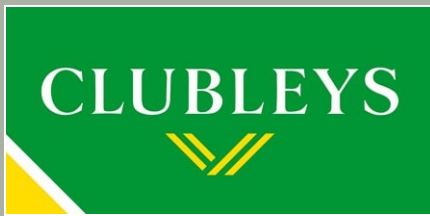


Situated in the lovely village of Melton this two bedroomed property is positioned on a generous sized plot offering scope for extending. Briefly comprising of living room and dining kitchen to the ground floor with two good sized bedrooms and shower room to the first floor.

Outside are generous front and rear gardens with a large driveway providing off road parking and a garage. Ideal first time buyers and investors. Viewing is highly recommended.

Tenure - Freehold  
Council Tax Band - A  
EPC - D





Tenure: Freehold  
East Riding of Yorkshire  
BAND: A

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Front door leading in with stairs off to the first floor.

#### LIVING ROOM

5.01m x 3.34m (16'5" x 10'11")

A lovely dual aspect room with patio doors off leading to the rear garden. Feature fireplace with wooden surround, marble inset and hearth housing coal effect fire. Coving to the ceiling.

#### DINING KITCHEN

5.0m x 3.52m (16'4" x 11'6")

Light and airy dual aspect kitchen with a good range of wall and floor units with complimentary work surfaces, stainless steel sink unit, space for washing machine, oven and fridge freezer. Tiling to the floor, recessed cupboard and back door off.

### FIRST FLOOR

#### LANDING

#### BEDROOM ONE

5.06m x 2.73m (16'7" x 8'11")

Good sized double room to the front of the property.

#### BEDROOM TWO

3.68m x 2.48m (12'0" x 8'1")

Double room to the front of the property with recessed storage cupboard.

#### SHOWER ROOM

2.42m x 2.40m (7'11" x 7'10")

Large walk in shower cubicle with waterfall shower and hand held attachment, low level Wc and pedestal hand basin. Wet wall to the shower, tiling to the walls and vinyl flooring.

### OUTSIDE

Double wrought iron gates give access to the property with a large driveway and is laid to stone for ease of maintenance and provides ample off street parking. It is also laid to lawn to the side with decorative mature shrubbery and hedging. Extending to the side of the property leading to the rear garden which is laid mainly to lawn with a patio area adjacent to the property and the larger than average sized

garage. To the rear of the garden is a decorative planted area and a further area behind the garage ideal for a vegetable plot.

### ADDITIONAL INFORMATION

#### SERVICES

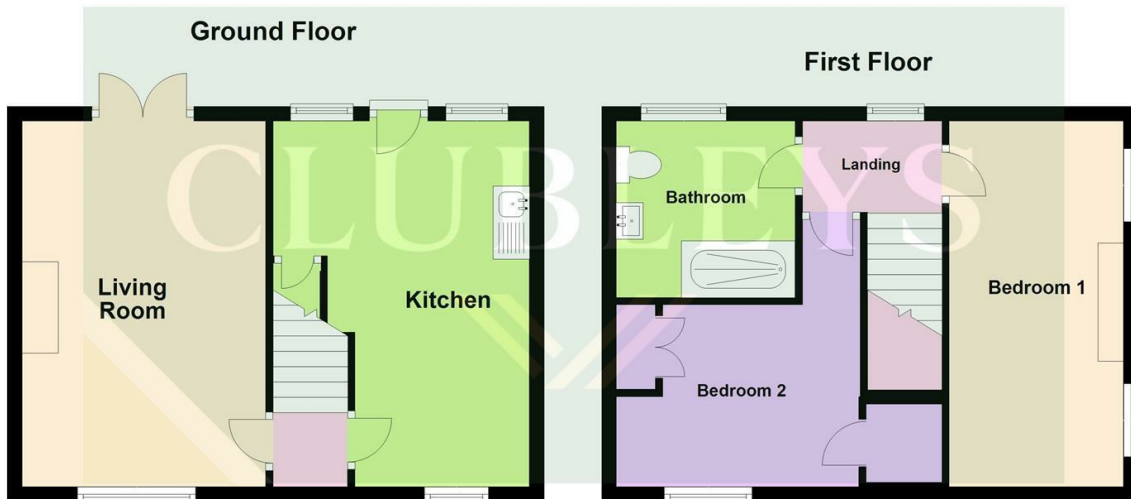
Mains water, drainage, electricity and gas are connected to the property.

#### APPLIANCES

No appliances have been tested by the agent.







**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

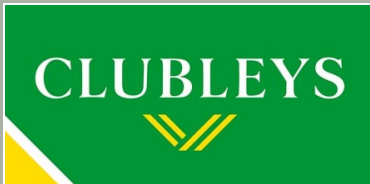
**FREE VALUATIONS FOR SALE**

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			85
(81-91) B		70	
(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	

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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.