



42, Nordham,
Brough, North Cave, HU15 2LT
£250,000



****UNDER OFFER - BUT AVAILABLE** we welcome serious interested purchasers who are proceedable - Viewings are available on this property BY APPOINTMENT**

TAKE A LOOK AT THE POTENTIAL - Encouraging cash buyers or proceedable buyers only.

This property, once brimming with potential, now stands as a poignant testament to its former glory. Unfortunately, it has deteriorated beyond repair and is in need of redevelopment. Once lively and full of energy, it now calls for a fresh beginning. With vision and creativity, this parcel of land holds promise for renewal.

Situated in the charming conservation area of Nordham, this plot offers the opportunity to create a stunning family residence. The original property is positioned at the front of the plot, while an outbuilding at the rear presents the potential for conversion into a spacious annex or office space.

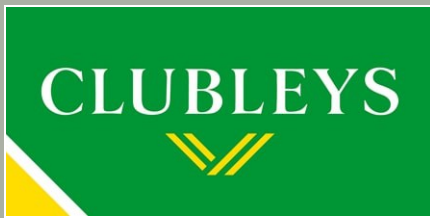
A external site visit is recommended to fully appreciate the size and potential of this remarkable plot. Strictly by appointment and must be accompanied by the agent.

East Riding of Yorkshire Council tax band - E
Tenure - Freehold
EPC Rating - TBC

rightmove

www.clubleys.com

zoopla



Tenure: Freehold
East Riding of Yorkshire
BAND: E

ADDITIONAL INFORMATION

External viewings only. Strictly by appointment and must be accompanied by the agent.

Together with a right of way for the Beneficiary and his successors in title at all times and for all purposes over the entrance driveway coloured yellow on the said plan and the right to load and unload vehicles thereon (the Beneficiary or his successors in title paying a proportion of the cost of repairing and maintaining the said entrance driveway) AND TOGETHER with a right to connect to and use the drains laid or to be laid under the said land coloured yellow within eighty years from the date hereof the Beneficiary or his successors in title making good all damage occasioned in the exercise of such right

SERVICES

The vendor has informed us that the property is supplied by mains water and electricity.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors

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

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.

MATERIAL INFORMATION

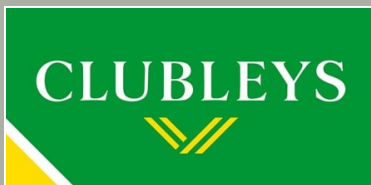
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	1	63
England & Wales		EU Directive 2002/91/EC

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.