



Chapel Garth, Broomfleet, HU15 1RP
£228,000

Philip
Bannister
Estate & Letting Agents

Chapel Garth, Broomfleet, HU15 1RP

Key Features

- Open Countryside Views
- 3 Bedroom Semi-Detached
- Secluded Location Within A Cul-De-Sac
- Gated Driveway Parking & Garage
- Updated Over Recent Years
- Dining Kitchen With Appliances
- Attractive Rear Garden
- Rural Village Location
- EPC - E
- Council Tax = B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

SECLUDED POSITION WITH DELIGHTFUL VIEWS OVER OPEN COUNTRYSIDE - This three-bedroom semi-detached home offers stunning views across open countryside from its secluded spot at the end of a cul-de-sac in a peaceful rural village. Recently updated by the current owner, the property features a welcoming entrance hall with a cloakroom/WC, a lounge with sliding patio doors leading to a decked terrace, and a well-equipped dining kitchen with fitted appliances on the ground floor. Upstairs, there are three good sized bedrooms, with the rear bedrooms boasting far-reaching countryside views, complemented by a modern house bathroom. Outside, the home benefits from extensive parking on a gated gravelled driveway leading to a detached garage, and a delightful rear garden that directly adjoins open fields, offering a perfect blend of tranquillity and privacy.





LOCATION

Chapel Garth is a residential cul-de-sac which leads directly off Main Street, Broomfleet. The property is discreetly located at the head of the cul-de-sac. The village itself benefits from a rural setting, within close proximity of the nearby villages of Newport and South Cave. Both these highly popular villages are located off the A63/M62 motorway link, approximately twelve miles to the West of Hull. The village has an array of local shops, a primary school, leisure facilities and local eateries. A main line train station is located at Brough, approximately two miles from the village centre.

ENTRANCE HALL

Accessed through a recessed porch to a residential entrance door. The entrance hall has a staircase leading to the first floor with a cupboard beneath.

CLOAKROOM/WC

Fitted with a two piece white suite comprising pedestal wash hand basin and low flush WC. There is a window to the front elevation.

LOUNGE

14'8" x 12'0" (4.47 x 3.66)

With sliding patio doors opening to the rear terrace.

DINING KITCHEN

18'5" x 11'7" (5.61 x 3.53)

Having a range of shaker style wall and base units mounted with contrasting worksurfaces beneath tiled splashbacks. A stainless steel sink unit beneath a window to the front elevation, integral appliances include an oven, hob, concealed extractor, fridge, freezer and a slimline dishwasher. There is space and plumbing for an automatic washing machine. An external access door leads to the side of the property, sliding patio doors open to the rear garden.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a window to the front elevation and an air-conditioning unit.

BEDROOM 1

13'2" x 11'0" (4.01 x 3.35)

With a built-in airing cupboard and window to the rear elevation with fantastic open countryside views.

BEDROOM 2

13'2" x 11'0" (4.01 x 3.35)

With a window to the rear elevation and countryside views.

BEDROOM 3

8'0" x 6'10" (2.44 x 2.08)

With a window to the front elevation.

BATHROOM

With a three piece suite comprising WC, vanity wash unit and a panelled bath with a thermostatic shower. There is tiling to the walls and a window to the front.

OUTSIDE

FRONT & SIDE

To the front and side of the property is an extensive gated gravelled driveway which provides excellent parking for multiple vehicles. This continued beneath a timber carport.

REAR

The delightful rear garden has been landscaped and includes a decked terrace beneath a wooden pergola and a lawn beyond. The garden adjoins open countryside and benefits from open views.

GARAGE

The detached garage has an up and over door to the front elevation, a pedestrian access door and window to the side.

GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of a LPG fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

VIEWINGS

Strictly by appointment with the sole agents.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit



Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of 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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These

particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

