



Brickyard Cottages, Broomfleet, HU15 1RS
Guide Price £225,000


**Philip
Bannister**
Estate & Letting Agents

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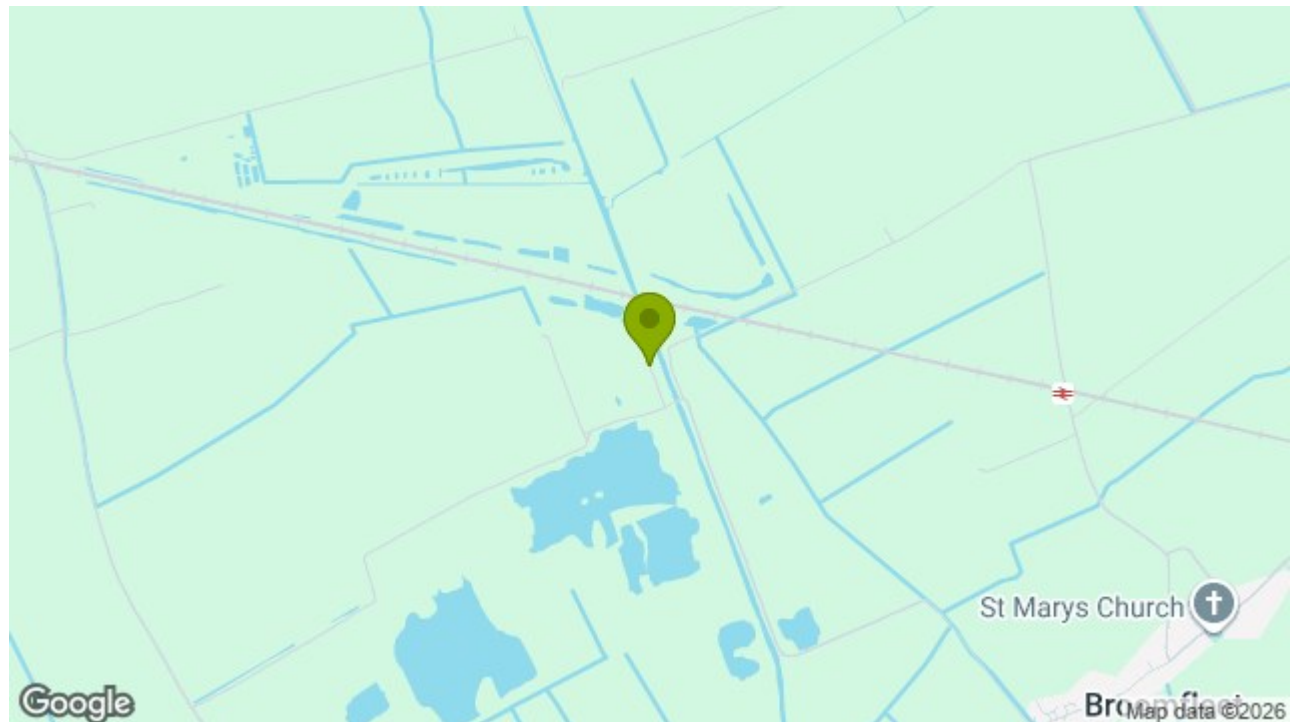
Key Features

- Fabulous Countryside Setting
- On The Banks Of Market Weighton Canal
- 3 Bedroom Home
- Air Source Heating System
- Long Garden With Outbuildings Including A Static Caravan
- Modern Fitted Kitchen
- 2 Reception Rooms
- Double Garage
- EPC = D
- Council Tax = B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GUIDE PRICE £225,000 - £250,000 - Enjoying a idyllic setting on the banks of Market Weighton Lock, this rural home commands spectacular views across the surrounding countryside whilst also benefiting from an attractive waterside position. Offering well-proportioned three bedroom accommodation, the property is approached via a shared access road and further benefits from a double garage and an air source heating system.

Internally, the accommodation comprises a fitted kitchen, comfortable lounge, separate dining room, conservatory, three bedrooms and a family bathroom. Outside, the property enjoys extensive gardens and a range of useful outbuildings, together with a static caravan included within the sale.





LOCATION

Enjoying an excellent rural position on the outskirts of Broomfleet, the property's location can be viewed here:

<https://what3words.com/segregate.organ.moped>

ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

External steps lead to:

KITCHEN

A residential entrance door opens to a modern kitchen which is fitted with a range of shaker style wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. There is a ceramic sink unit with mixer tap which sits beneath a window to the side elevation, there is an integrated oven, ceramic hob and concealed extractor hood. Space is available for an automatic washing machine and a larger fridge freezer. A tiled floor runs throughout.

DINING ROOM

An attractive reception room with a large window having views towards the canal. There is a feature brick sett fireplace housing a multi-fuel burning stove. A staircase to one corner has a cupboard beneath and leads to the first floor.

LOUNGE

A second reception room with a window having views towards the canal. A feature fireplace houses an electric fire and sliding doors open to:

CONSERVATORY/WET ROOM

Originally constructed as a conservatory from uPVC

frames, it has been adapted to form a wet room with drainage and an electric shower.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

A dual aspect bedroom which enjoys some fabulous views. The bedroom is of double proportions and has a wall of fitted wardrobes.

BEDROOM 2

A good sized second bedroom with a window overlooking the garden.

BEDROOM 3

A good sized single bedroom with a window overlooking the garden.

BATHROOM

The bathroom is fitted with a three piece suite comprising WC and vanity wash basin within a fixed unit, a panelled bath with a glazed screen and electric shower. There is tiling to the walls and a window to the rear.

OUTSIDE

The property is approached via a shared driveway leading to a communal parking area and a double garage. A lawned garden extends between the access road and the canal bank, while a range of useful outbuildings are included within the grounds. A static caravan is also included in the sale.

GENERAL INFORMATION.

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

DRAINAGE - The property is served by a shared

septic tank that is located on neighboring land. Prospective purchasers should note that the current owners are unsure whether the system complies with the current Environment Agency General Binding Rules, and its exact discharge point is unknown. Buyers are advised to instruct a qualified drainage surveyor to verify the system's compliance and functionality prior to an exchange of contracts. CENTRAL HEATING - The property has the benefit of an air source 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.

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A



non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.

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.

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 NTSTEAT 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



First Floor



Bannister

Approximate total area^m
937 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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