



**Weighton Lock, Broomfleet, HU15 1WL**  
Price Guide £300,000

  
**Philip  
Bannister**  
Estate & Letting Agents

# Weighton Lock, Broomfleet, HU15 1WL

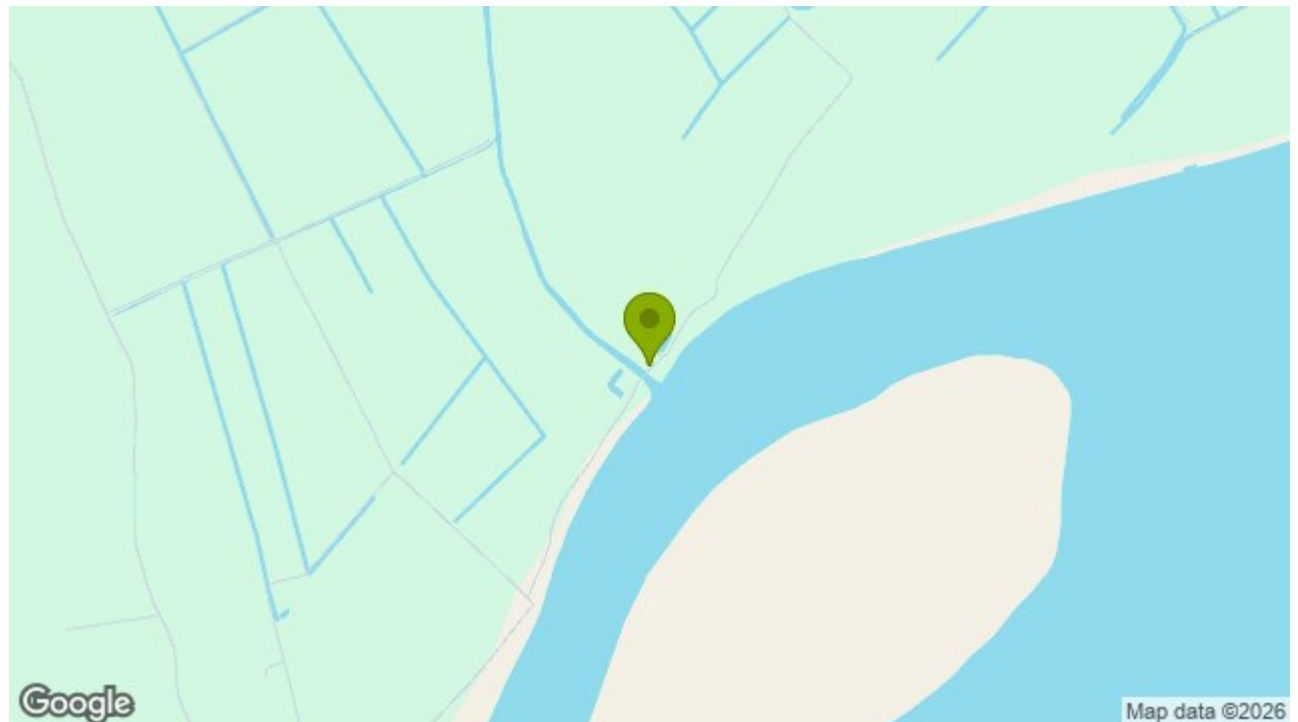
## Key Features

- Unique Opportunity - Only The Second Time Offered To The Open Market
- True 'Lifestyle' Property
- Panoramic Views Of The River Humber
- Canalside Situation Next To 'Weighton Lock'
- 3 Bedroom Detached Home
- Open Plan Dining Kitchen
- Cosy Lounge With Log Burning Stove
- Excellent Gardens, Driveway & Garage
- EPC = G / Council Tax = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	13	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GUIDE PRICE £300,000 - £315,000 - This detached home is a true 'lifestyle' property, presenting a rare opportunity to acquire a beautifully secluded residence which, it is understood, has only been offered to the market once before. Enjoying a stunning canalside position adjacent to Weighton Lock, with just one neighbouring property, the setting is nothing short of exceptional. The home benefits from breathtaking panoramic views across the River Humber, with each window framing a different yet equally impressive outlook, be it the river, the lock, or the rolling countryside to the rear. On a clear day, the iconic Humber Bridge can even be seen in the distance.

The current owners have been proud custodians for approximately 15 years and, during this time, have undertaken a comprehensive renovation, taking the property back to brick and thoughtfully modernising throughout. The well-appointed accommodation includes an entrance hall, a cosy lounge with a log-burning stove, an open plan dining kitchen with underfloor heating, a sun room, boot room, and utility/WC, along with three bedrooms and a bathroom. Externally, the property continues to impress with attractive rear gardens, a private driveway, and a garage, perfectly complementing this idyllic and highly individual home.





## LOCATION

The property is situated adjacent to Weighton Lock and is accessed via an approximately 1.6 km (1 mile) access road.

The access point to the road can be found here:  
<https://w3w.co/encrusted.protected.uptake>

The property itself located here:  
<https://w3w.co/simmer.harshesht.student>

## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door. The hallway features a staircase to the first floor and internal doors to:

#### LOUNGE

A cosy reception room with the focal point being a log burning stove upon a tiled hearth. There is a window to the front elevation.

#### OPEN PLAN DINING KITCHEN

A fabulous open plan space with dedicated areas for cooking, dining and relaxing. The kitchen is fitted with a range of cream gloss base units with complementary worksurfaces beneath matching upstands and an overhanging breakfast bar. There is a ceramic sink unit with professional mixer tap, integral appliances which include an electric oven, ceramic hob and a dishwasher. There is an internal door which provides access to a useful pantry cupboard. Towards the opposite end of the room there is a bay window which allows space for a

dining table and there is further space for a sofa. The whole room enjoys fabulous views to each window and also benefits from underfloor heating.

#### SUN ROOM

Of uPVC construction with glazing overlooking the rear terrace. There is a stable style door, tiled floor and opening to:

#### BOOT ROOM

With fitted cupboards, worksurface, window to the rear and a continuation of the tiled floor.

#### UTILITY ROOM/WC

Fitted with wall and base units, worksurface and stainless steel sink with mixer tap. There is space and plumbing for an automatic washing machine, space for a dryer and space for a larder fridge freezer. There is also a WC, window to the rear and a continuation of the tiled floor.

### FIRST FLOOR

#### LANDING

A split level landing with access to the accommodation at first floor level.

#### BEDROOM 1

A double bedroom with fitted wardrobes and fabulous far reaching views.

#### BEDROOM 2

A second double bedroom with wonderful views. There is a built-in storage cupboard above the stairwell.

#### BEDROOM 3

A good sized third bedroom with views towards the Lock. There are a range of fitted units.

## BATHROOM

The contemporary bathroom is fitted with a four piece suite comprising WC, pedestal wash basin, bath with central mixer and a large walk-in shower enclosure with a mixer shower and glazed screen. There is a tiled floor with underfloor heating and window to the side elevation.

## OUTSIDE

### FRONT

To the front of the property there is a gravel forecourt and a footpath leading to the entrance door.

### REAR

The rear garden can be accessed via a gated archway which leads to a resin terrace immediately to the rear of the property. The terrace is part walled and has a timber summerhouse. The garden is an excellent size and is mainly laid to lawn. There are various planting beds and a secluded seating area adjacent to a raised pond.

### DRIVEWAY & GARAGE

Positioned to the side of the property is a driveway which provides private parking and leads to a garage.

### GENERAL INFORMATION.

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

DRAINAGE - The property, along with a neighbouring property, is served by a septic tank. The current owners have commissioned a survey of the system and understand that it does not comply with the General Binding Rules. A copy of the survey report together with an associated quotation for remedial works is available upon request.

HULL FC



**CENTRAL HEATING** - The property has the benefit wall mounted plug-in electric radiators. The kitchen benefits from underfloor heating.

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

**COUNCIL TAX** - Council Tax Band From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (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.

## 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.

## 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.

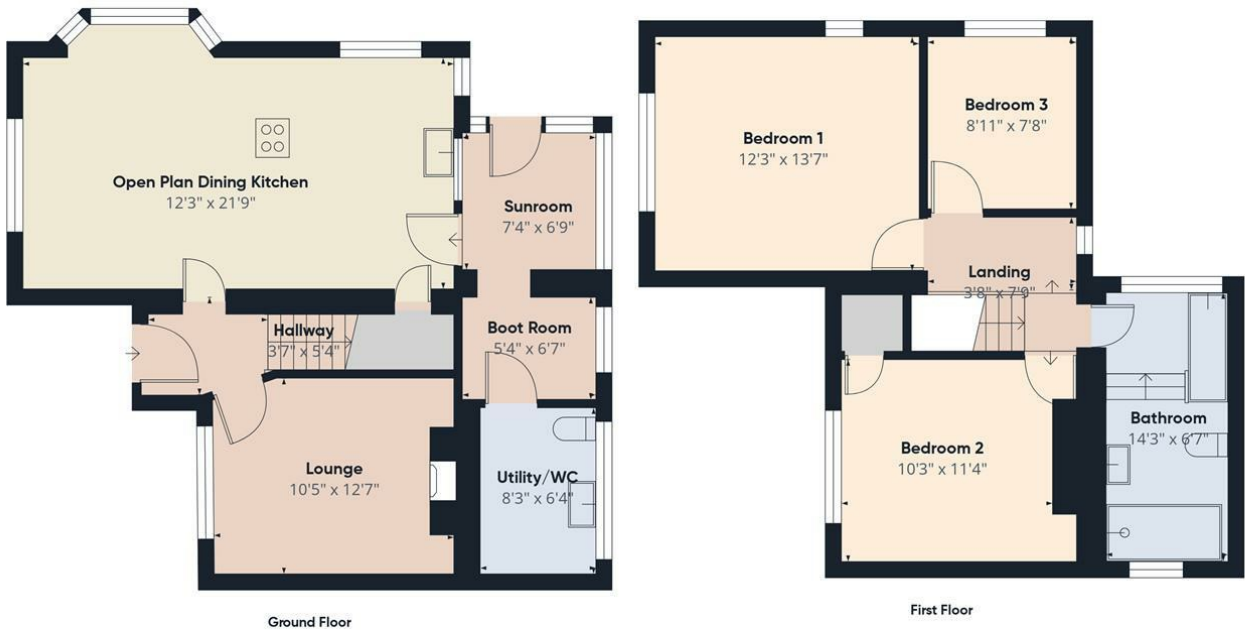
## AGENT NOTES.

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 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





Approximate total area<sup>m</sup>  
1108 ft<sup>2</sup>

(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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