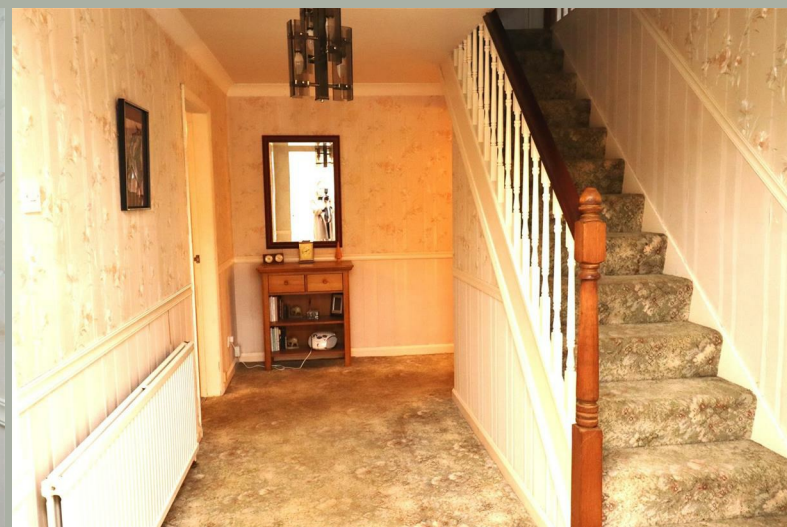




25, Nordham,
North Cave, HU15 2LT
Guide Price £500,000



ABOUT THE PROPERTY

NORDHAM is a stunning area of natural beauty and a much sought after location; known for scenic country walks and unique character properties.

Clubleys in Brough are pleased to present a rare opportunity to take ownership of this substantial property within a conservation area. A versatile double fronted home with five bedrooms (two ensuites), family bathroom and downstairs cloakroom. Two reception rooms, breakfast kitchen and a good sized utility room. With the addition of extensive gardens and land, plus parking for numerous vehicles & a double garage. This property is highly recommended for internal viewing, to be appreciated.

What is a conservation area?

Conservation areas are designated by local planning authorities under the Planning (Listed Buildings and Conservation Areas) Act 1990. They are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The property may be subject to 'restrictive covenants' via Hogarth Ltd - Your legal advisors at the time of purchase will advise accordingly.

These areas are recognized for their unique historical significance, architectural quality, or distinctive character that makes them worthy of protection.

Tenure - Freehold

Tax Band - F

EPC - D







Tenure: Freehold
East Riding of Yorkshire
Band: F

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

Timber glazed entrance door to front elevation, built in cupboard, further downstairs cupboard, single pendant light fittings, two radiators and doors off leading to all rooms... Stair case off

LOUNGE

7.32 x 3.62 (24'0" x 11'10")

UPVC double glazed window to front elevation, UPVC double glazed patio door to the rear aspect. Single pendant light fittings, two radiators and, smokeless fuel fire with marble inset and hearth, and wooden surround. Wall lights.

DINING ROOM

5.65 x 3.61 (18'6" x 11'10")

UPVC double glazed window to front and side aspect, radiator, ceiling light fittings.

BREAKFAST KITCHEN

6.19 x 2.98 (20'3" x 9'9")

A spacious kitchen with a range of base, floor and wall mounted units, granite worktops, breakfast bar, space for range cooker, extractor hood over, downlights, tiled splashback and tiled floor. one and half bowl sink & drainer with mixer tap. Integrated fridge. UPVC double glazed windows to rear elevation. The room shares a breakfast seating area. Door leading to...

UTILITY ROOM

3.45 x 2.45 (11'3" x 8'0")

UPVC double glazed window to rear and side, plus glazed door leading out to the driveway. Comprising a range of base, floor and wall mounted units, sink and a half drainer with mixer tap, tiled splashback, loft hatch, boiler and plumbed for washer. Tiled floor. Single pendant light fitting.

CLOAKROOM

UPVC double glazed window to side aspect. White suite comprising: pedestal wash hand basin, low level WC, radiator, single pendant light fitting, Fully tiled.

FIRST FLOOR

LANDING

With loft access and doors leading to all rooms...

MASTER BEDROOM

5.33 x 3.38 (17'5" x 11'1")

UPVC double glazed window to front elevation, radiator, single pendant light fitting, built in cupboard, leading to...

ENSUITE

UPVC double glazed window to front, fully tiled walls, LVT flooring, radiator, ceiling light, extractor. A cream suite comprising low level WC, pedestal wash hand basin, shower cubicle with glazed screen.

BEDROOM TWO

4.30 x 3.61 (14'1" x 11'10")

UPVC double glazed window to front elevation, radiator, single pendant light fitting, built in wardrobes, leading to...

ENSUITE

UPVC double glazed window to front and side elevation. ceiling light and extractor. radiator. Cream suite: comprising: panel bath with shower over, pedestal wash hand basin, low flush WC.

BEDROOM THREE

3.86 x 3.78 (12'7" x 12'4")

UPVC double glazed window to rear. Single pendant light fitting, radiator. Built in cupboard.

BEDROOM FOUR

3.62 x 3.00 (11'10" x 9'10")

UPVC double glazed window to rear elevation, radiator and single pendant light fitting.

BEDROOM FIVE

3.00 x 2.38 (9'10" x 7'9")

UPVC double glazed window to rear elevation, radiator and single pendant light fitting.

BATHROOM

UPVC double glazed to side elevation, fully tiled suite with downlights, LVT flooring. Comprising: separate shower cubicle with glazed screen, panel bath, pedestal wash hand basin, low level WC, built in wall cupboard. Radiator.

EXTERNAL (Front & Rear)

To the front of the property there are mature hedge boundaries and laid to lawn, with substantial gravel driveway providing off road parking for multiple vehicles and gated access which leads to a double garage. Extensive lawned gardens to the rear with mature borders, well established trees, shrubs, flowers etc. A further gated garden area with mature borders leads to a gated woodland area matured and again well established. A beautiful versatile space offering a tranquil environment.

ADDITIONAL INFORMATION

EPC RATING D

COUNCIL TAX - BAND F

*Broadband

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

*Mobile

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

*Referral Fees

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.

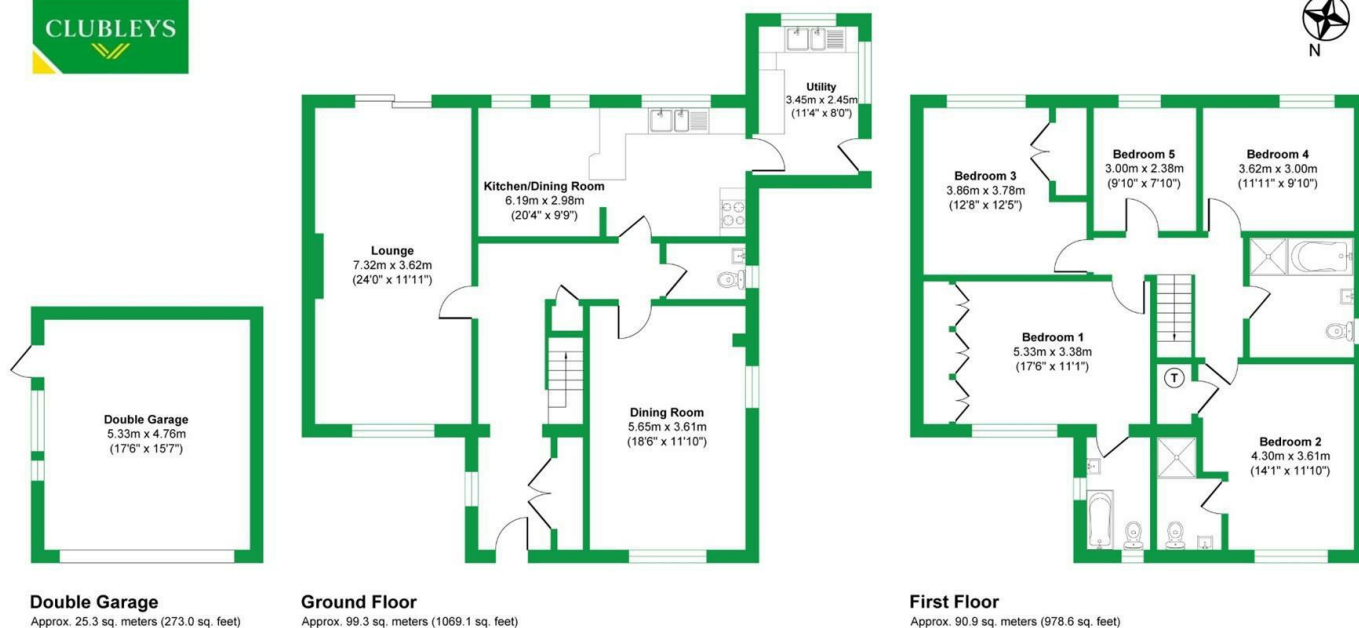
SERVICES

Electricity, water and drainage are connected. Gas could be a possibility subject to additional piping from the main street.

APPLIANCES

None of the appliances have been tested by the agent.





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.

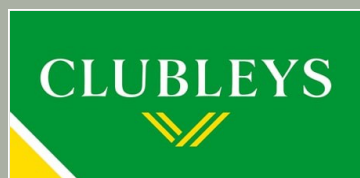
MORTGAGES

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.

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.



1 Toft Court, Skillings Lane, Brough,
East Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.