



11, The Landing,
Brough, Broomfleet, HU15 1RT
£280,000



This stunning semi-detached house located at The Landing in Broomfleet offers a perfect blend of comfort and tranquillity. Built in 1935, the property boasts a generous living space of approx 1,270 square feet, making it an ideal home for those seeking both space, charm and character.

Step inside to find three inviting spacious reception rooms, the sun room, featuring a multi-fuel burner, creates a warm and cosy atmosphere, perfect for enjoying the picturesque views of the beautiful 'Blue Lagoon' fishing lake. This serene setting is sure to enhance your daily living experience.

Two well-proportioned bedrooms, offer a peaceful retreat at the end of the day. The luxury bathroom is conveniently located, ensuring ease of access for all residents.

Outside, the property benefits from parking for two vehicles, a valuable feature in this tranquil village setting. The surrounding area is perfect for those who appreciate nature and outdoor activities, with the stunning fishing lake just a stone's throw away.

This charming home is not just a property; it is a lifestyle choice, offering a unique opportunity to enjoy the beauty of rural living while still being within reach of local amenities. Whether you are a first-time buyer or looking to downsize, this semi-detached house at The Landing is a must-see.

Tenure - Freehold
Council Tax Band - A
EPC Rating - F



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Tenure: Freehold
East Riding of Yorkshire
BAND: A

THE ACCOMMODATION COMPRISES

PORCH

Covered porch with wooden entrance door leading to kitchen.

KITCHEN

4.019 x 3.764 (13'2" x 12'4")

Fitted with a range of modern wall & base units with Quartz worktops over, induction hob, white ceramic Belfast sink with mixer tap, matching breakfast bar, porcelain floor tiles, radiator, UPVC double glazed window to the front & rear, access to utility & dining room.

UTILITY

3.417 x 2.857 (11'2" x 9'4")

UPVC double glazed window to the front, UPVC double glazed door to the rear garden, access to W.C, fitted with wall & base units with Quartz worktops over, space for fridge/freezer, space/plumbing for washing machine, radiator, loft hatch.

DINING ROOM

4.266 x 3.673 (13'11" x 12'0")

Access to bedroom two, brick fire surround, original flooring, access to sun room, radiator.

LOUNGE

3.624 x 3.335 (11'10" x 10'11")

Wooden door leading into sun room, stairs to first floor accommodation, access to bathroom, radiator.

SUN ROOM

5.416 x 3.562 (17'9" x 11'8")

Double glazed skylight, patio doors to the side, bi-fold door leading to rear garden, multi fuel burning stove, radiator.

BATHROOM

3.343 x 3.236 (10'11" x 10'7")

Fabulous spacious newly fitted suite comprising: freestanding bath, walk in shower enclosure, chrome ladder radiator, sink & W.C set in vanity unit, porcelain tiles. UPVC double glazed window to the front.

BEDROOM TWO

2.919 x 2.778 (9'6" x 9'1")

Double room with UPVC double glazed window to the front, fitted wardrobes, radiator.

BEDROOM ONE (1ST FLOOR)

7.039 x 3.301 (23'1" x 10'9")

Spacious bright and airy room with two Velux windows to the rear, fitted wardrobes.

OUTSIDE

To the front of the property is the bricked porchway & low level bricked boundary wall with feature timber fencing. To the side of the property is parking for two cars. Whilst to the rear of the property is the elevated south facing garden, which is laid to lawn with a paved patio seating area and steps leading to a sun room with bi-folding doors. Personnel gate providing direct access to the lake with a boat mooring & launch ramp, complemented by stunning views across the picturesque Blue Lagoon fishing lake.

ADDITIONAL INFORMATION

*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.

MEASUREMENTS/FLOORPLANS

Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

APPLIANCES

No appliances have been tested by the agent.

SERVICES

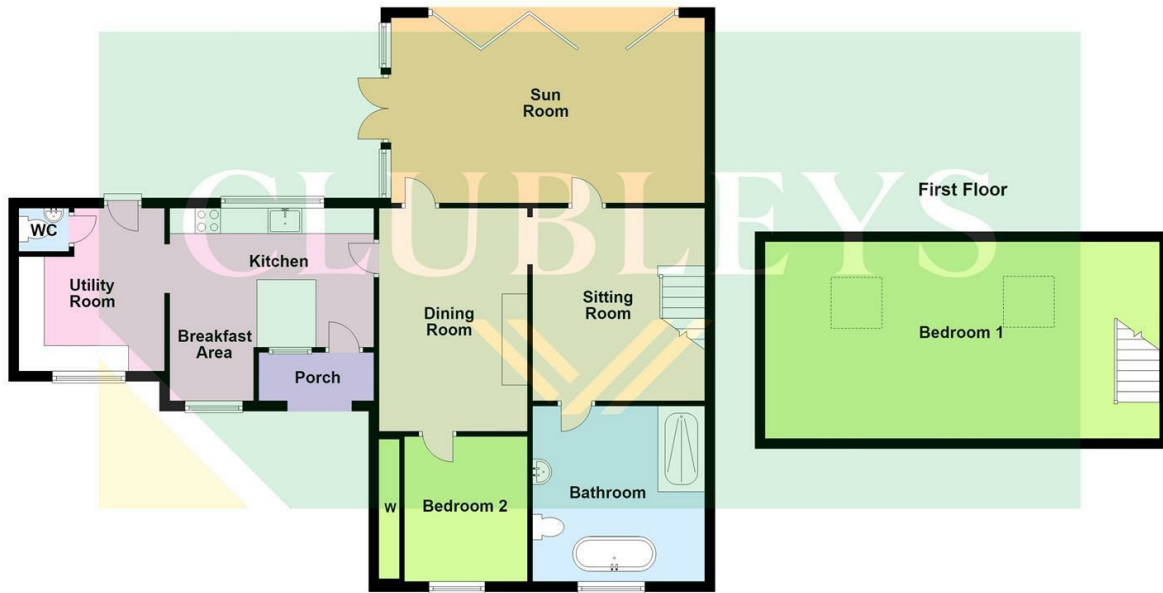
Mains water, shared septic tank (with adjoined property) and electricity are connected to the property.

FISHING

Permits for the lake can be obtained from Hull & District Angling Club.



Ground Floor



Total area: approx. 125.1 sq. metres (1346.7 sq. feet)

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

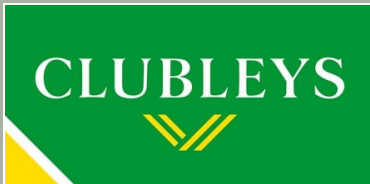
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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			63
(39-54) E			
(21-38) F		30	
(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.