CLUBLEYS

46, Church Street, North Cave, HU15 2LW

£380,000







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ZOOPLA

ABOUT THE PROPERTY

If you are looking for a period property that has bags of charm and character, look no further. You don't want to miss out on this stunning three bedroom family home.

Situated in the beautiful village of North Cave. This home provides many period features whilst being contemporary and stylish thorough and has the benefit of two reception room, both with feature fireplaces, a fantastic open plan modern dining/breakfast kitchen, utility room and downstairs WC, whilst the first floor provides a grand master suite with a dressing room and en-suite bathroom with free standing bath and shower. Externally there is a low maintenance walled garden with a generous sized garage and driveway, followed by a private enclosed further garden and off street parking.

Call today to arrange a viewing. Be quick as this dream home will be popular.

EPC RATING - E
TENURE - FREEHOLD
COUNCIL TAX - BAND D



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Estate Agents | Lettings Agents | Chartered Surveyors

Tenure: Freehold
East Riding of Yorkshire
Band: D

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Wooden front entrance door leads into the hallway with stairs off first floor accommodation, understairs cupboard, ceiling light, black and white checkerboard style floor tiles and radiator.

LOUNGE
4.7 x 3.35 (15'5" x 10'11")
Stunning room with arch window to the side elevation and double glazed window to the front. Feature open fireplace with surround and door leading to the rear garden. Radiator and ceiling light.

SITTING ROOM/STUDY
4.72 x 3.45 (15'5" x 11'3")
A cosy room with double glazed window to the front elevation, feature log burner with surround and slate hearth. Ceiling light, radiator and wooden flooring.

BREAKFAST KITCHEN - DINING ROOM
7.23 x 4.57 (23'8" x 14'11")
A fantastic space being well fitted with wall, base and drawer units with complimentary Quartz work surfaces, matching island & breakfast bar with hidden electric sockets, incorporating a Rangemaster style oven with stainless steel extractor above, sink set in work surface with mixer tap, integrated dishwasher and space for American style fridge/freezer. Extending to a dining area with fitted bench and space for dining table. Wooden flooring, radiator and recessed spotlights. Double glazed windows to the side and back door leading to rear garden.

UTILITY ROOM
3.27 x 1.47 (10'8" x 4'9")
Fitted floor units with work surfaces over, tall larder cupboard and stainless steel sink with mixer tap. Half wall tiled, black and white checkerboard style floor tiles, plumbing for washing machine, double glazed window to the rear and stable style door leading to rear garden. Radiator and access to W.C.

DOWNSTAIRS W.C
Double glazed opaque window to the side elevation, low level W.C, wall mounted corner wash basin, radiator, part tiled walls, black and white checkerboard style floor tiles.

LANDING
Split level landing with feature stain glass window.

BEDROOM ONE
4.00 x 3.9 (13'1" x 12'9")
A lovely spacious room with double glazed window to the side elevation, radiator and ceiling light. Access to en-suite and dressing room.

DRESSING ROOM
3.10 x 2.20 (10'2" x 7'2")

EN-SUITE
3.10 x 3.10 (10'2" x 10'2")
Double glazed opaque window to the side elevation, large walk in shower cubicle, free standing bath, double basin vanity unit with storage under and low level W.C. Wooden flooring and feature panelling to the walls.

BEDROOM TWO
4.75 x 3.55 (15'7" x 11'7")
Double room with glazed window to the front elevation and radiator.

BEDROOM THREE
4.72 x 3.35 (15'5" x 10'11")
Double room with glazed window to the front elevation and radiator.

FAMILY BATHROOM
Well presented modern suite with double glazed opaque window to the front elevation, panelled bath with shower over, sink set in vanity unit with storage under, low level W.C. and radiator.

OUTSIDE
To the rear there is a walled garden with a private enclosed second garden area, off street parking and a well sized garage and driveway.

ADDITIONAL INFORMATION
EPC RATING - E COUNCIL TAX BAND - D
*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.

SERVICES
Mains gas, electricity, water and drainage are connected.

APPLIANCES
None of the appliances have been tested by the agent.

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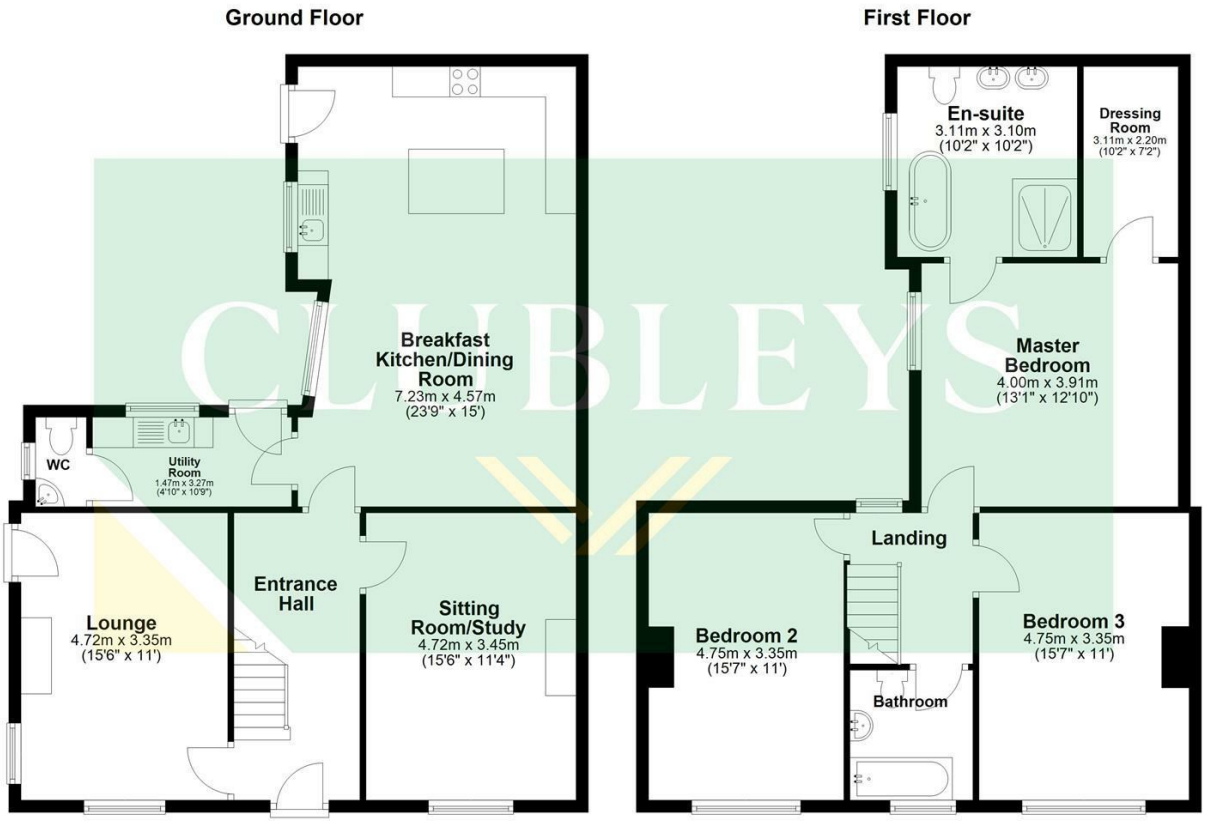












VIEWING
By appointment with the Agent.

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.

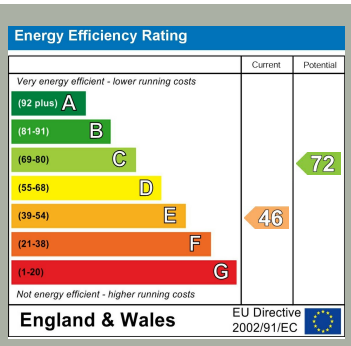
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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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.

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.