



43, Fairfield,  
North Cave, HU15 2LD  
£187,750





## ABOUT THE PROPERTY

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This stylish terraced property has three bedrooms and lots of personality. With a log burner for cosy winter nights, and contemporary kitchen that flows into the breakfast room. With the benefit of a modern shower room to the first floor, two good sized bedrooms and a third box bedroom.

Extensive garden, and views over open fields and off street parking to the front. This quiet location in North Cave is sought after and the properties in this location in demand. Photos really do not do the property justice so viewing is essential.

EPC Rating: D  
East Riding Council Tax: A









Tenure: Freehold  
Band:

## ACCOMMODATION COMPRISES:

### GROUND FLOOR

#### ENTRANCE HALLWAY

UPVC wood effect composite door with glass insert, and side panel, LVT wood flooring throughout the ground floor, understairs storage cupboards x 2, pendant light fitting, and radiator, with stairs to first floor.

#### BREAKFAST KITCHEN

5.54m x 3.07m max (18'2" x 10'0" max)

UPVC double glazed window to rear elevation, range of base units with wood effect worktops and upstands. Ceramic single drainer sink drainer with mixer taps, built in induction hob, with extractor over, wall mounted oven and integrated fridge/freezer, space for washer, feature pendant lights over the counter top and downlights. - open plan leading to...

#### BREAKFAST/DINER AREA

UPVC double glazed sliding patio doors leading to rear garden, upright radiator, downlights and single pendant light fitting. Pocket door to...

#### LIVING ROOM

3.61 x 3.38 approx (11'10" x 11'1" approx)

UPVC double glazed window to front aspect, wood burner with brick hearth, radiator and single pendant light fitting.

### FIRST FLOOR

#### LANDING

With loft access to partially boarded loft and drop down ladder, and radiator.

#### SHOWER ROOM

2.64 x 2.39 approx (8'7" x 7'10" approx)

Modern three piece suite. with UPVC double glazed window to rear elevation, tiled flooring and splashbacks, with tiled walk in shower cubicle, featuring rain head and pull down shower heads, vanity wash basin, built in storage housing combi boiler. low flush WC, feature sensor downlights and underfloor heating.

#### BEDROOM ONE

3.28 x 3.35 (10'9" x 10'11")

A spacious double room with UPVC window to the front elevation, radiator and single pendant light fitting.

#### BEDROOM TWO

3.68 x 2.87 (12'0" x 9'4")

A further good sized room with UPVC double glazed window to rear elevation, radiator and single pendant light fitting, built in storage cupboard and fitted wardrobes.

#### BEDROOM THREE

2.34 x 1.68 (7'8" x 5'6" )

A single room with UPVC double glazed window to front elevation, radiator and single pendant light fitting.

#### OUTSIDE - REAR

South facing rear garden with feature paved patio stepping up to flowerbeds and raised lawned area, with high level boundary timber fencing.

#### OUTSIDE - FRONT

Off street parking for two vehicles.

#### 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

#### SERVICES & APPLIANCES

Mains water, drainage, electricity and gas are connected to the property. None of the appliances have been checked by the agent.





## Ground Floor



## First Floor



### 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.

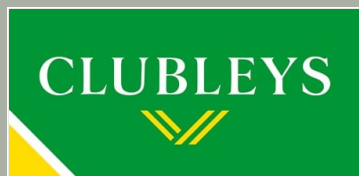
### MORTGAGES

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](mailto: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](mailto:brough@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	82
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC