



PERFECT INVESTMENT OPPORTUNITY OR FAMILY HOME

The semi-detached property is offered to the market with **NO CHAIN**.

Situated in the popular village of North Cave, the property is a great opportunity. Briefly comprising of entrance porch, hallway, open plan living and dining room, kitchen and cloakroom to the ground floor. The first floor offers three bedrooms and bathroom.

This property is Freehold. East Riding of Yorkshire Council .Council Tax Band B.

Contact us today to arrange an appointment to view.



THE ACCOMMODATION COMPRISES:-

GROUND FLOOR

ENTRANCE PORCH

UPVC front door leading into entrance hall.

ENTRANCE HALL

Window to front elevation. Staircase to first floor.
Access through to living room and kitchen.

LIVING ROOM/DINING ROOM

4.01 x 6.81 x 2.75 (13'1" x 22'4" x 9'0")
'L' shaped open plan room with dual aspect.
Television point. Access through to...

KITCHEN

2.97 x 3.16 (9'8" x 10'4")

Fitted with a range of wall and base units, integrated oven and ceramic hob with stainless steel chimney style extractor fan above. Space for undercounter fridge and freezer. Space and plumbing for washing machine and dishwasher. Stainless steel sink with drainer. Door leading to rear lobby.

REAR LOBBY

1.09 x 1.23 (3'6" x 4'0")

Window to side aspect. UPVC door to rear garden.
Leading to...

CLOAKROOM

0.75 x 1.43 (2'5" x 4'8")

Low level WC, pedestal hand basin. Privacy window to rear aspect.

FIRST FLOOR

LANDING

Storage cupboard.

MASTER BEDROOM

4.00 x 3.20 max (13'1" x 10'5" max)

Generous in size. Television point. Window to rear aspect.

BEDROOM TWO

2.49 x 4.12 max (8'2" x 13'6" max)

Further good sized bedroom with television point.
Window to front aspect.

BATHROOM

1.73 x 2.57 (5'8" x 8'5")

White three piece suite, consisting of low level WC, pedestal hand basin and panelled bath with shower over. Part tiling to walls. Window to rear aspect.

BEDROOM THREE

2.30 x 2.58 (7'6" x 8'5")

Sizeable single bedroom to the front aspect. Fitted storage cupboard.

EXTERNAL

The rear garden is mainly laid to lawn, wrapping around to sides of the property with timber fencing to boundary. Patio area and outbuilding store.

ADDITIONAL INFORMATION

SERVICES

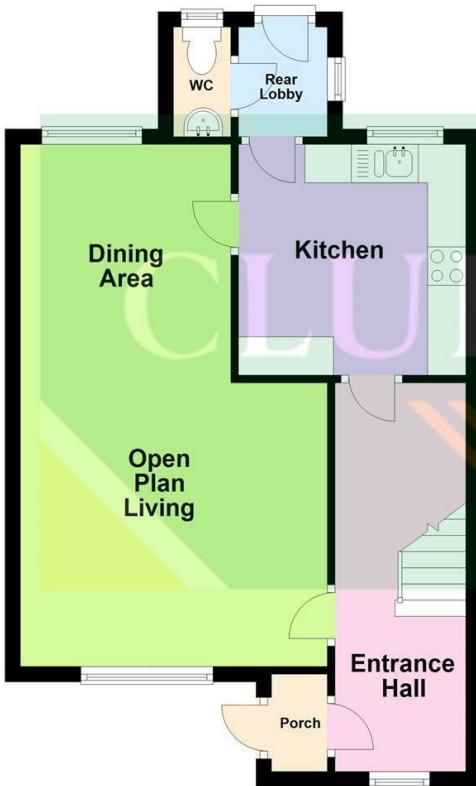
The property is supplied by mains drainage, electricity and gas.

APPLIANCES

No appliances have been tested by the agents.



Ground Floor



First Floor



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

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

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.

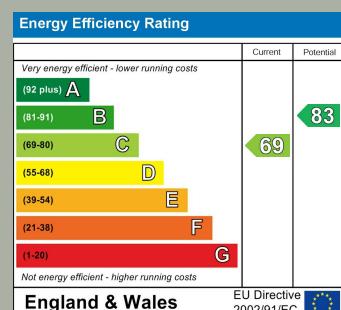
MORTGAGES

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.



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