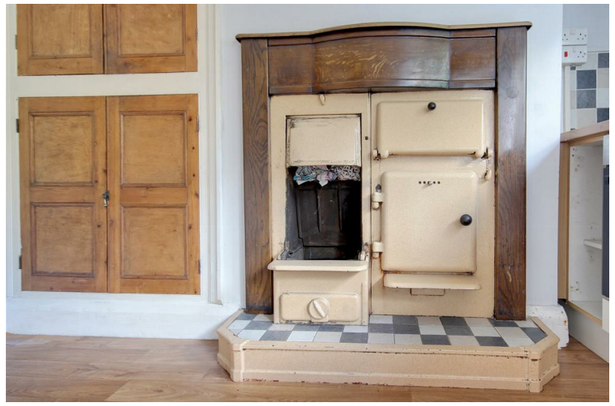
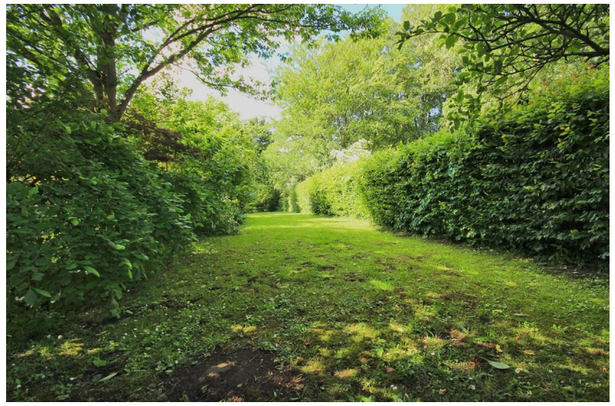




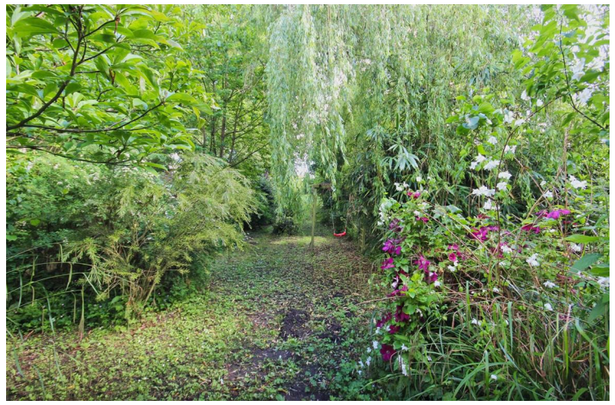












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1 The Square, Willerby,
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18 Church Street, North Cave, Brough HU15 2LW

Offers Over £189,950

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- Fabulous rear garden approximately
- Two double bedrooms
- Characterful and homely
- Close to North Cave shops
- Backs on The Beck
- Close to the park
- Council Tax Band: B
- EPC Rating: D

Constructed in 1925, this distinctive end-terrace property boasts a beautiful exterior, featuring a local stone facade on the ground floor and attractive timber and render detailing on the first floor. Inside, it offers spacious accommodation with two double bedrooms and a first-floor bathroom.

The kitchen features a beautiful enamelled range, while a standout highlight of the property is the exceptionally long garden that leads down to the Beck. Located close to the local amenities of North Cave, this home is ideal for a wide range of buyers looking to put their own stamp on the garden - whether that means creating vegetable plots, an ornamental display, or a wildlife haven.

LOCATION

The property is located on Church Street and backs directly onto North Cave Beck. Situated almost equidistant between the village shop and All Saints Church, it is also conveniently close to the playground and the Sports & Social Club. As the home sits adjacent to the parking spaces that form part of the village traffic-calming measures, parking is generally available very close to the front of the property. The village of North Cave offers a charming rural lifestyle, complete with a traditional primary school, a local shop, and the renowned North Cave Wetlands nature reserve right on the doorstep. It is exceptionally well-connected for commuters, sitting on the edge of the Yorkshire Wolds with immediate access to the A63/M62 corridor for easy travel into Hull, Leeds, and York.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

LIVING ROOM
15'5" x 12'4" (4.70m x 3.76m)
A modern uPVC front door with stained glass panel and further window to the front elevation. Attractive fireplace housing open grate fire with slate hearth and back. Large storage cupboard under the stairs.

KITCHEN
11'10" x 10'7" (3.61m x 3.23m)
Situated to the rear of the property and with wall and base storage units with cream fronts, butcher's block work surfaces, original enamelled range set in fireplace with cupboard in alcove to one side. Four ring gas hob with stainless steel extractor over, intregral electric overn and stainless steel sink and drainer. Composite rear door with multi-point locking system and glass panel. Window to rear elevation.

PANTRY
6'8" x 3'2" (2.03m x 0.97m)
Shelved out for storage and housing the modern boiler and with space and plumbing for washing machine.

FIRST FLOOR

BEDROOM 1
15'5" x 12'10" (4.70m x 3.91m)
Period cast iron fireplace. Window to front elevation and cupboard over stairs.

BEDROOM 2
10'7" x 7'2" (3.23m x 2.18m)
Window to rear elevation and cupboard over stairs.

BATHROOM
8'6" x 7'6" (2.59m x 2.29m)
With a three piece sanitary suite comprising pedestal hand wash basin, panelled bath with shower over and low level w.c. Window to rear elevation. Fully tiled walls and built-in cupboard shelved out for storage.

OUTSIDE
The property is set back from the road with the original stone wall forming the front boundary. A timber gate provides access onto a path that leads to the front door and also down the side of the property where there is a gate through to the rear garden. The front garden has been laid under gravel for ease of maintenance with a number of shrubs.

Immediately behind the property is a concrete yard where there is an original brick shed with w.c. attached.

An exceptional feature of this property is the remarkably long rear garden, which slopes gently down to meet the Beck. Principally laid to lawn and dotted with a variety of mature ornamental trees and shrubs, the garden offers a wonderful blank canvas; many neighbouring properties have utilised this generous space to create extensive vegetable plots or poultry coops. At the very end of the garden, a dedicated decked seating area overlooks the water, providing a tranquil space to relax.

SERVICES
All mains services are available or connected to the property.

CENTRAL HEATING
The property benefits from a gas fired central heating system.

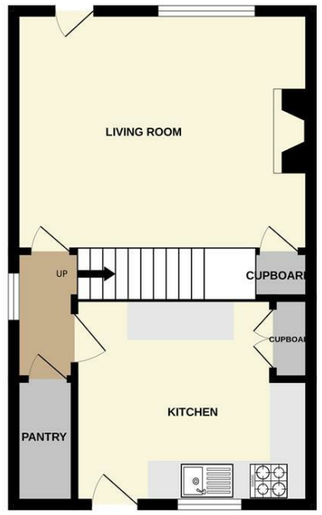
DOUBLE GLAZING
The property benefits from uPVC double glazing.

TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

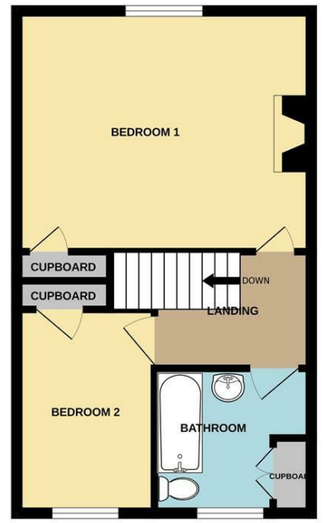
VIEWING
Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

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With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.
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GROUND FLOOR



1ST FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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