Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE

The Property Specialists

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The Cedars Station Road, North Cave HU15 2LA

Offers Over £300,000

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- Modern detached home
- Over 1230 square feet
- Three bedrooms
- En-suite to master
- Two reception rooms
- Large plot
- Gardens to three sides
- Ample off-street parking
- Detached garage
- EPC: C

A modern detached house offering good sized accommodation on a substantial plot which extends to in excess of 1230 square feet. Having two receptions and three bedrooms, incorporating an en-suite to the master, and benefitting from gardens to three sides along with a detached brick and tile single garage and the potential for further development subject to all necessary consents.

LOCATION
North Cave is a popular location due to the ease of access to the motorway and lying close to the amenities of South Cave and Brough. North Cave offers a number of village amenities which includes public house, church, mini mart, post office and primary school. The property also sits in the catchment area for the highly regarded South Hunsley secondary school.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
Oak timber floor, oak style staircase to first floor and radiator.

CLOAKROOM
Contemporary suite comprising low level w.c., cantilevered wash basin and storage unit below, timber floor with half tiled walls, chrome towel radiator and PVCu sealed unit double glazed window.

DINING ROOM
11'3" x 9' (3.43m x 2.74m)
Oak timber floor, PVCu sealed unit double glazed bay window to the front elevation and radiator.

LIVING ROOM
16'5" x 11'3" (5.00m x 3.43m)
Feature gas stove standing within a tiled inset chimney breast on a tiled hearth with timber mantelpiece , PVCu sealed unit double glazed French doors to garden and radiator.

KITCHEN
11'9" x 10'7" (3.58m x 3.23m)
An extensive range of white gloss base and eye level units with walnut timber work surfaces incorporating drawers and cupboards, built-in electric double oven and gas hob with overhead canopy, integrated dishwasher, sink unit, PVCu sealed unit double glazed window overlooking rear garden and radiator.

UTILITY ROOM
7'7" x 5'4" (2.31m x 1.63m)
Matching white gloss base and eye level units with chestnut timber work surface and sink, built-in washer/dryer, timber floor, PVCu sealed unit double glazed window along with door to outside and radiator.

FIRST FLOOR

LANDING
Built-in cupboard and pull down ladder to loft which is fully boarded out for storage.

MASTER BEDROOM
15' x 11'3" (4.57m x 3.43m)
Fitted sliding door mirror front wardrobes, PVCu sealed unit double glazed window and radiator.

EN-SUITE
6'10" x 6'2" (2.08m x 1.88m)
Monsoon style shower in oversize quadrant cubicle, low level w.c. and cantilevered wash basin with storage unit below, tiled floor and walls, PVCu sealed unit double glazed window and chrome towel raidator.

BEDROOM 2
11'3" x 10'9" (3.43m x 3.28m)
Fitted sliding door wardrobes, PVCu sealed unit double glazed window and radiator.

BEDROOM 3
11'10" x 7'2" (3.61m x 2.18m)
PVCu sealed unit double glazed window and radiator.

STUDY
7'2" x 5'2" (2.18m x 1.57m)
PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM
8' x 5'4" (2.44m x 1.63m)
Contemporary suite comprising P-shaped bath with shower attachment over, low level w.c. and cantilevered wash basin with storage cupboard below, tiled floor and walls, downlighters, PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE
The property stands on a very good sized plot with wall boundary to the front and gravel driveway along with car parking facility.

There are gardens to three sides along with an attractive rear brick sett seating area.

GARAGE
Detached brick and tile singe garage with up-and-over door.

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 PVCu Double Glazing.

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

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

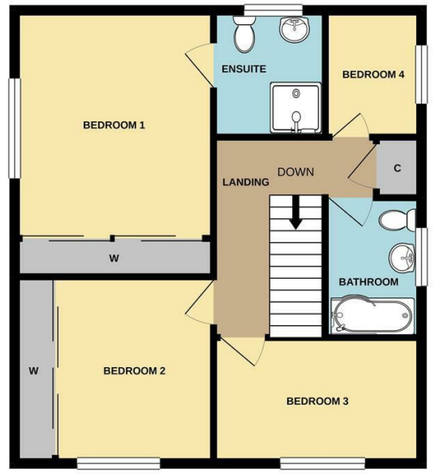
FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

EPC RATING
For full details of the EPC rating of this property please contact our office.

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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