



**The Cedars Station Road, North Cave HU15 2LA**  
Asking price £320,000

- Modern detached home
- Over 1230 square feet
- Four 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 four 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 radiator.

##### 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.

##### BEDROOM 4

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 single 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.

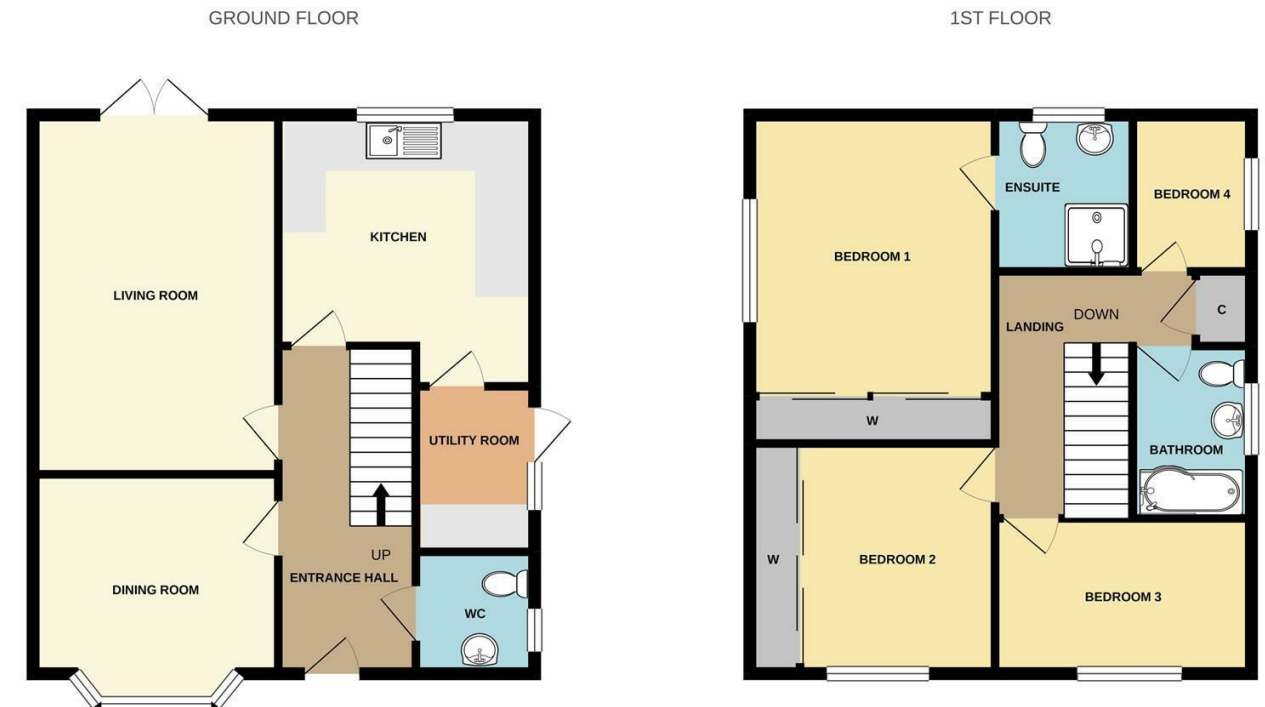
##### FINANCIAL SERVICES

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](mailto:beverley@qandc.net)

##### EPC RATING

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



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.

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