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

QUICK&CLARKE

The Property Specialists

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3 Ashtree Crescent, North Cave HU15 2LE

Offers Over £160,000

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- Substantial semi-detached house
- In need of refurbishment
- Over 1,000 square feet
- Two reception rooms
- 14' kitchen
- Good sized utility
- Cloakroom with WC
- Gardens to three sides and off-street parking
- Open countryside views to rear
- EPC: D

An extremely spacious three bedroom semi-detached house which is in need or refurbishment but offers accommodation extending to in excess of 1,000 square feet, on a very good sized plot and having lovely open countryside views to the rear. To the ground floor there are two good sized reception rooms along with a 14' kitchen and substantial utility with separate WC, whilst at first floor there are three spacious bedrooms along with family bathroom and separate WC. The site also provides excellent off-street car parking and is close to all village amenities, as well as benefiting from excellent access to the motorway network.

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

PVCu sealed unit double glazed door and staircase to first floor.

LIVING ROOM

12' x 11' (3.66m x 3.35m)
PVCu sealed unit double glazed windows to two elevations and radiator.

SITTING ROOM

16' x 11'6" (4.88m x 3.51m)
Ornamental fireplace, PVCu sealed unit double glazed windows to two elevations and radiator.

KITCHEN

14' x 6'10" (4.27m x 2.08m)
Base and eye level units with roll edge worksurfaces, single drainer sink unit, PVCu sealed unit double glazed windows to two elevations and understairs storage cupboard.

UTILITY

8'6" x 8' (2.59m x 2.44m)
Fitted units, PVCu sealed unit double glazed window and door to outside.

CLOAKROOM

WC.

FIRST FLOOR

LANDING

BEDROOM 1

11'2" x 10'2" (3.40m x 3.10m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 2

11'6" x 11' (3.51m x 3.35m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

9' x 8' (2.74m x 2.44m)
PVCu sealed unit double glazed window, radiator and gas fired central heating boiler.

BATHROOM

8'4" x 4'8" (2.54m x 1.42m)
Corner bath with shower over, wash basin, PVCu sealed unit double glazed window and radiator.

SEPARATE WC

Low level WC and PVCu sealed unit double glazed window.

OUTSIDE

The property stands on a good sized plot having gardens to three sides, laid mainly to lawn but with additional side storage facility and rear gravel seating area. The house benefits from delightful panoramic countryside views to the rear and ample off-street car parking to the front.

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.

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 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

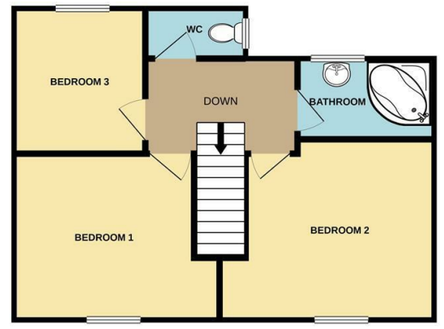
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident 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 Willerby office on 01482 651155 or email willerby@qandc.net

EPC RATING

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

GROUND FLOOR

1ST FLOOR



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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