



**QUICK & CLARKE**  
The Property Specialists

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**41 Westgate, North Cave HU15 2NG**  
**£499,950**



- 5 bed / 2 bath / 2 reception rooms
- Open plan dining kitchen
- Immaculate throughout
- Stylish kitchen and bathrooms
- Southerly facing garden
- Double garage
- Electric gates onto extensive parking
- Convenient for the motorway
- Council tax band E
- EPC rating awaited

A very impressive, stylish and generously sized family house arranged over three floors, offering great flexibility of living space and with two well-proportioned reception rooms in addition to a large open-plan living dining kitchen, the property boasts five double bedrooms, the master bedroom having the benefit of a dressing room and en-suite bathroom.

Beautifully appointed throughout and with underfloor heating to the ground floor, outside the property has a southerly facing garden, extensive parking accessed through electric double gates and a large garage, currently used as a gym, with storage in the loft over.

#### LOCATION

The property is located on the south side of Westgate (B1230) and close to the centre of North Cave. Situated almost directly opposite Milestone Court, Westgate is an attractive street with many properties of architectural merit. 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

13'3 x 6'9 (4.04m x 2.06m)  
Modern composite front door with glass panels, laminate flooring which flows through into the living dining kitchen, utility room and downstairs WC. Stairs to the first floor with storage under.

###### LIVING ROOM

13'4 x 13'1 (4.06m x 3.99m)  
A very well-proportioned room with window to the front elevation, the focal point being an attractive free-standing modern gas stove.

###### SITTING ROOM

13'3 x 13'1 (4.04m x 3.99m)  
Window to the front elevation and double oak glass panelled doors opening into the open plan living dining kitchen.

###### LIVING DINING KITCHEN

26'5 x 13'7 (8.05m x 4.14m)  
A stunning kitchen with base and larder units having white gloss fronts and complementing dark grey centre island. Quartz worksurfaces with matching upstand, five ring Neff induction hob with modern rising extractor. Stainless steel 1 1/2 bowl sink and drainer, integrated Neff oven and combi microwave, integrated dishwasher. Bifold doors leading out onto the garden and window to the rear elevation.

###### UTILITY ROOM

9' x 7'1 (2.74m x 2.16m)  
Base and larder units to match those in the kitchen, space and plumbing for washing machine and tumble dryer, glass panelled door opening onto the driveway at the side of the property and window to the rear elevation.

###### DOWNSTAIRS WC

Two piece suite comprising back to the wall WC and vanity wash basin, window to the side elevation.

###### FIRST FLOOR LANDING

Window to the front elevation and storage cupboard housing the hot water tank.

###### BEDROOM 1

13'1 x 13'3 (3.99m x 4.04m)  
Window to the front elevation, opening into the dressing room.

###### DRESSING ROOM

6'10 x 13'1 reducing to 10'3 (2.08m x 3.99m reducing to 3.12m)  
Window to the side elevation.

###### EN-SUITE

9'2 x 6'3 (2.79m x 1.91m)  
Three piece suite comprising double shower enclosure, vanity wash basin and close coupled WC. Heated towel rail and window to the rear elevation.

###### BEDROOM 2

13'8 x 13'2 (4.17m x 4.01m)  
Window to the rear elevation.

###### BEDROOM 3

13'3 x 13'1 (4.04m x 3.99m)  
Window to the front elevation.

###### BATHROOM

10'9 x 6'3 (3.28m x 1.91m)  
With a four piece suite comprising corner shower enclosure, vanity wash basin, close coupled WC and panelled bath. Tiled splashbacks, wall-mounted mirror with inset LED lighting, chrome heated towel rail and window to the rear elevation.

#### SECOND FLOOR

###### BEDROOM 4

16'10 x 15'7 (5.13m x 4.75m)  
Hand wash basin and Velux window to the rear elevation.

###### BEDROOM 5

13'3 x 5'7 (4.04m x 1.70m)  
Velux window to the rear elevation.

###### OUTSIDE

The property is set back from the pavement with a block sett frontage enclosed by wrought iron railings. Double timber electric vehicular gates provide access onto a gravel driveway which leads down the side of the property to the garage. This area can comfortably provide parking for a number of vehicles. To one side is a modern timber shed.

The rear garden is southerly facing with a central lawn enclosed by wide and well-stocked flower borders. Immediately adjacent to the living dining kitchen is an attractive area laid under stone flags with a pergola above, which is a fabulous sun-trap with its westerly aspect.

###### GARAGE

17'8 x 17'6 (5.38m x 5.33m)  
A large double garage currently used as a gym with electric roller shutter door. Further side courtesy door opening from the garden and window to one side. A pull-down ladder provides access to the loft which has light and is boarded out for storage.

#### SERVICES

All mains services are available or connected to the property.

#### CENTRAL HEATING

The property benefits from a gas fired central heating system with underfloor heating to the ground floor.

#### 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

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an 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 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.

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)



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VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. 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.