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Matthew
Limb
MOVING HOME



81 Church Street, North Cave, East Yorkshire, HU15 2LJ

- 📍 Detached Bungalow
- 📍 3 Good Bedrooms
- 📍 Large Living Room
- 📍 Council Tax Band = D
- 📍 Rear Conservatory
- 📍 Large Rear Garden
- 📍 Single Garage
- 📍 Freehold/EPC = D

£275,000

INTRODUCTION

Viewing is essential of this truly deceptively spacious detached bungalow which stands in a delightful location enjoying a large south facing garden to the rear. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, large living room with dining area, full width rear conservatory, fitted kitchen, 3 good bedrooms and a bathroom. The accommodation boasts central heating to radiators and double glazing. Good parking is available to the front and there is large single garage. In all, a lovely bungalow situated in a popular location of which viewing is recommended.

LOCATION

The property lies in a delightful village location at the quiet end of Church Street, tucked away just off the centre of North Cave, being therefore ideally placed for the variety of local amenities which include a shop, junior and play school, church, public house and range of recreational facilities. Part of the west Hull village network, North Cave is well placed for access to the A63 dual carriageway leading into Hull City Centre to the east and immediate access at junction 38 into the M62 motorway network approximately 1 mile to the west. North Cave is also well placed for access to the historic towns of Beverley and York.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

An 'L' shaped entrance hall with cupboard off.

LIVING ROOM

20'2" x 16'8" approx (6.15m x 5.08m approx)

This living room has ample space for a lounge and dining area within. Windows are to both side elevations and to the rear together with a door leading into the rear conservatory. The focal point of the room is a feature fire surround with marble hearth and back plate.



CONSERVATORY

21'0" x 8'2" approx (6.40m x 2.49m approx)
Of uPVC double glazed construction. Tiled floor, radiator, door leading out to the garden. Internal door to the garage.



KITCHEN

9'4" x 9'4" approx (2.84m x 2.84m approx)
Having a selection of fitted base and wall mounted units with roll top work surfaces, integrated oven, extractor hood above, dishwasher, one and a half sink and drainer, plumbing for automatic washing machine. Wall mounted central heating boiler, window to side elevation.



BEDROOM 1

12'0" x 10'7" approx (3.66m x 3.23m approx)
With a range of fitted furniture comprising wardrobes and storage cupboards, window to the front elevation.



BEDROOM 2

12'0" x 9'4" approx (3.66m x 2.84m approx)
Window to front elevation.



BEDROOM 3

10'0" x 7'4" approx (3.05m x 2.24m approx)
Window to side elevation.



BATHROOM

With suite comprising panelled bath with shower over, rail and curtain, low level W.C., pedestal wash hand basin, tiling to the walls and floor, heated towel rail.



OUTSIDE

A lawned garden extends to the front adjacent to which a side drive provides parking and access to the oversized single garage. The rear garden is a particular feature incorporating an extensive paved patio area with lawn beyond, borders and mature hedging which provide much seclusion. The rear garden enjoys an approximately south facing aspect.



REAR VIEW



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

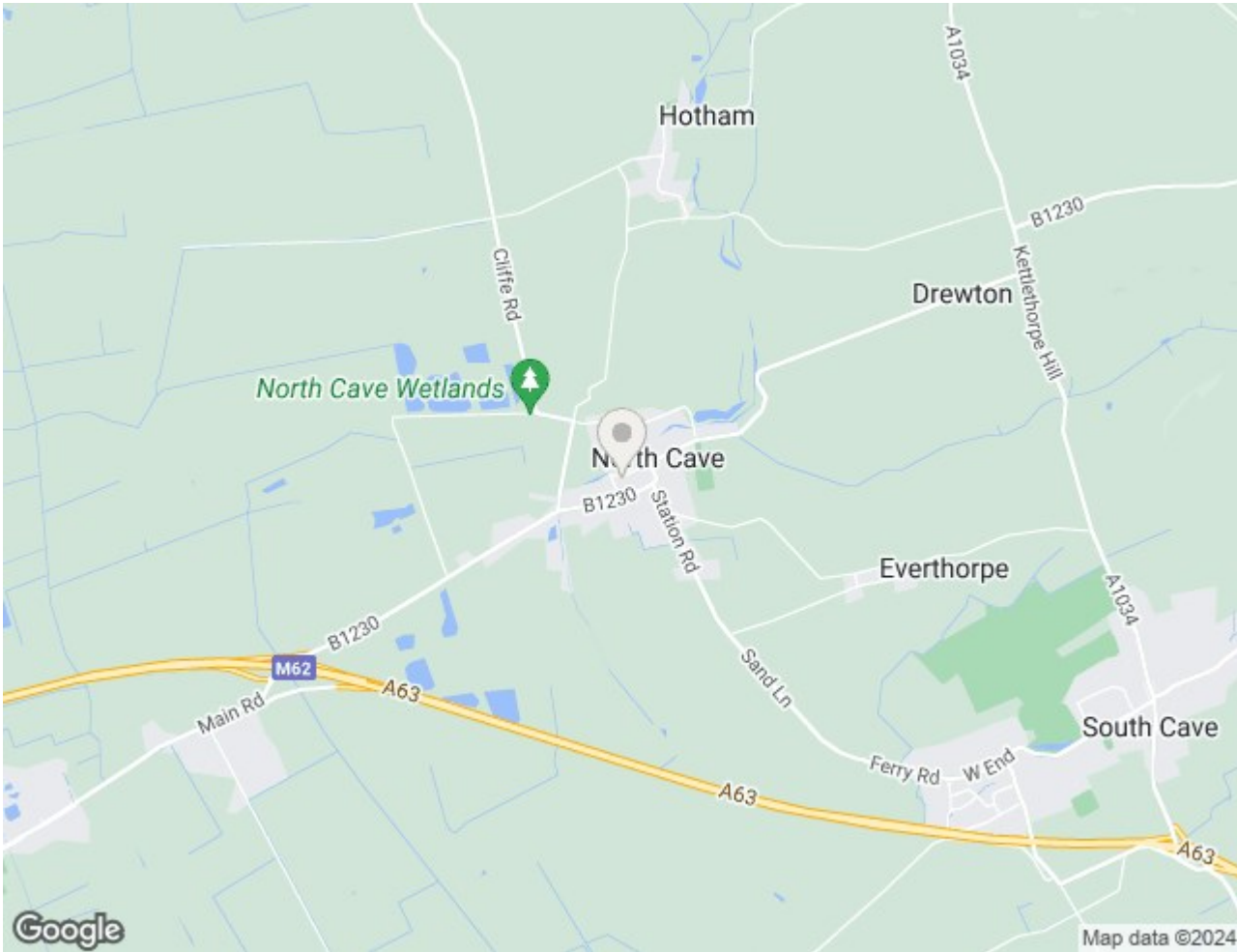
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

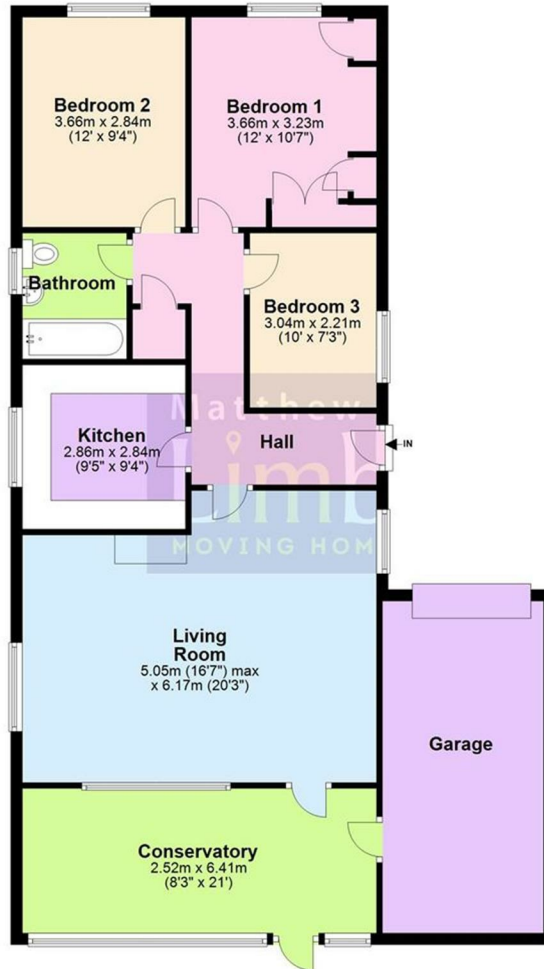
VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



Ground Floor

Approx. 114.9 sq. metres (1236.7 sq. feet)



Total area: approx. 114.9 sq. metres (1236.7 sq. feet)

