

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



1 Belgrave Drive, North Cave, East Yorkshire, HU15 2NN

- 📍 Detached Dormer Bungalow
- 📍 3/4 Bedrooms
- 📍 Breakfast Kitchen
- 📍 Council Tax Band E
- 📍 Good Sized Lounge
- 📍 Attractive Gardens
- 📍 Drive + Large Garage
- 📍 Freehold/EPC = E

£320,000

INTRODUCTION

Ready to move straight into is this deceptively spacious detached dormer style bungalow with bedrooms to both ground and first floor levels. The layout is depicted on the attached floor plan and does offer a good degree of flexibility with regard to room uses. A welcoming entrance hall provides access to the breakfast kitchen, good sized lounge and an inner hallway leading to two potential bedrooms and a bathroom. Upon the first floor are two further double bedrooms served by a central shower room. The accommodation has the benefit of uPVC framed double glazing and electric storage heaters. The property stands in a particularly attractive plot with open plan lawned garden to the front, block set side drive and large garage. The lovely rear garden is bounded by well stocked borders which provide much privacy.

LOCATION

Belgrave Drive is situated off Manor Road, part of a very popular residential development. Manor Road itself is accessed from the street scene of Nordham, a highly regarded residential area, a quiet area to the north of North Cave village centre. Excellent road connections are available to the A63 dual carriageway which runs to the south of the village and leads to Hull city centre to the east and the national motorway network to the west. The village has a number of local amenities and a primary school. North Cave is also well placed for travelling to Hull, the West Yorkshire business centres, York and Beverley. North Cave is a friendly place to live and for the wildlife lover, North Cave Wetlands is a Yorkshire Wildlife Trust Reserve which lies nearby and is home to an array of birds of regional importance. Minutes from local shops and beautiful countryside, this is an ideal location for walking, riding, cycling and exploring the picturesque villages.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With stairs to first floor off.



LOUNGE

20'10" x 12' approx (6.35m x 3.66m approx)

Overlooking the rear garden with windows and external access door leading out. The chimney breast houses a feature fire surround with marble hearth and back plate and electric fire.



DINING KITCHEN

17'9" x 9'7" approx (5.41m x 2.92m approx)

Accessed from the hallway or the lounge. Window to front elevation and there is a range of quality base and wall mounted units with roll top work surfaces, sink and drainer, mixer tap, cooker with extractor hood above, washing machine.



BEDROOM 3

11'9" x 11'9" approx (3.58m x 3.58m approx)
Window to front elevation.



BEDROOM 4

11'2" x 9'10" approx (3.40m x 3.00m approx)
Windows and door to rear elevation.



BATHROOM

With suite comprising low level WC, wash hand basin and bath.



FIRST FLOOR

LANDING

BEDROOM 1

15'8" x 13'5" approx (4.78m x 4.09m approx)
With bank of wardrobes running to one wall.



BEDROOM 2

13'5" x 12' approx (4.09m x 3.66m approx)



SHOWER ROOM

With shower cubicle, low level WC and wash hand basin.



OUTSIDE

The property stands in a particularly attractive plot with open plan lawned garden to the front, block set side drive and large garage. The lovely rear garden is bounded by well stocked borders which provide much privacy.



REAR OF PROPERTY



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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

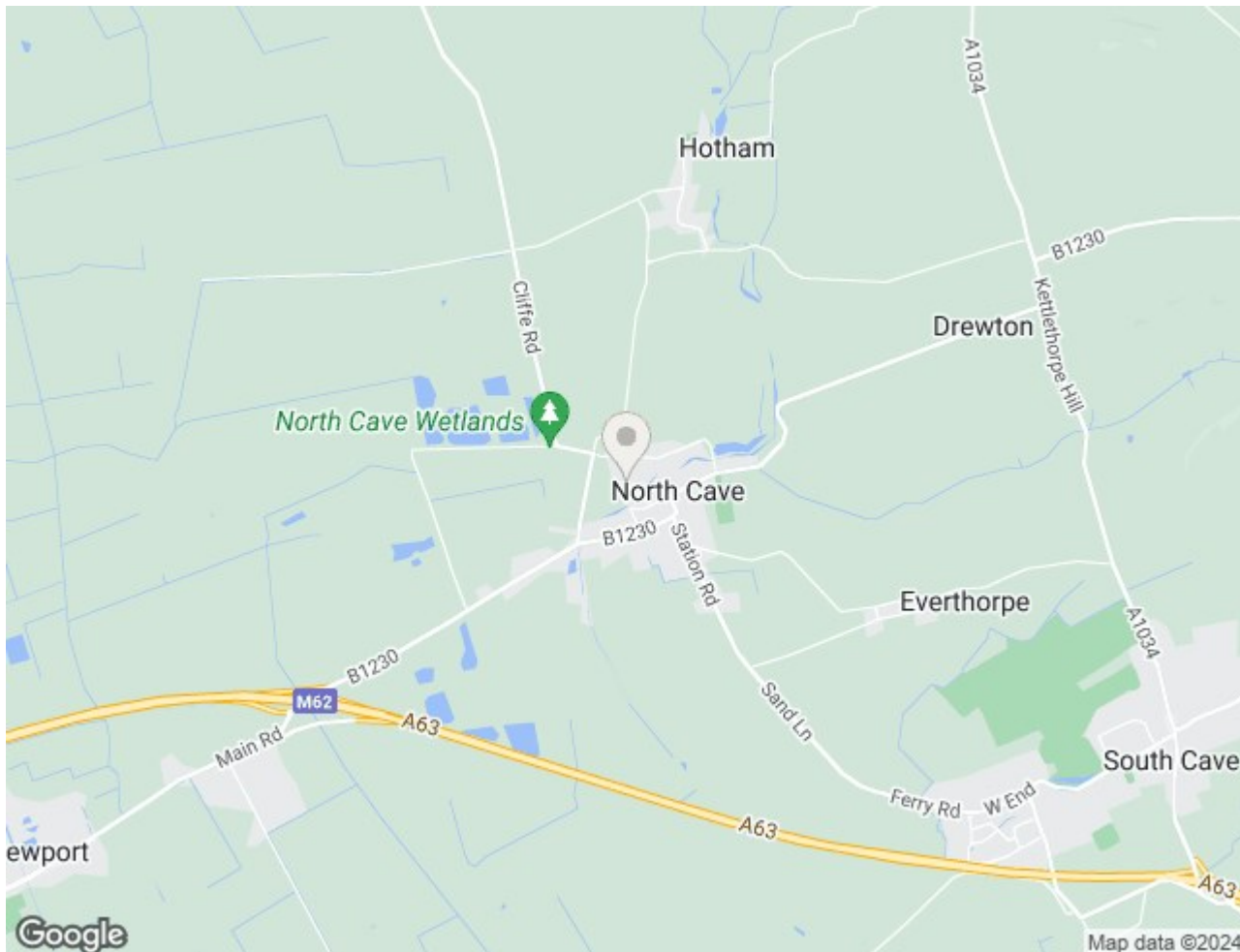
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.



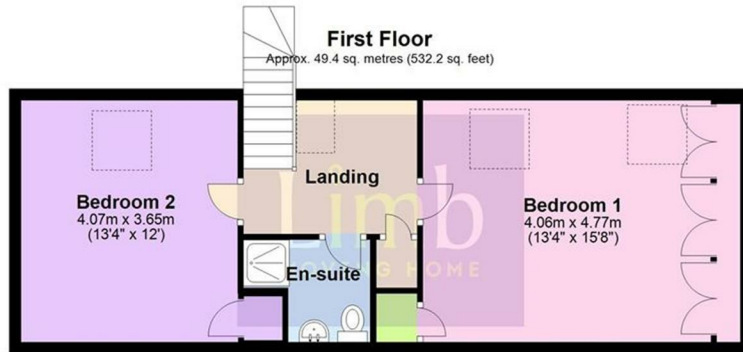
Ground Floor

Approx. 82.8 sq. metres (891.0 sq. feet)



First Floor

Approx. 49.4 sq. metres (532.2 sq. feet)



Total area: approx. 132.2 sq. metres (1423.2 sq. feet)

