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Limb
MOVING HOME



4 West View, North Cliffe, East Yorkshire, YO43 4XA

- 📍 Rare Opportunity
- 📍 Currently 2 Bed Terrace
- 📍 Approx. 1/3rd Acre
- 📍 Large Garage Block
- 📍 So Much Potential!
- 📍 Beautiful Views
- 📍 Council Tax Band = B
- 📍 Freehold/EPC = E

Offers Over £275,000

INTRODUCTION

So much potential here! With a plot of approx. a third of an acre, this end terraced house enjoys an idyllic location within the small hamlet of North Cliffe, surrounded by beautiful countryside. The property is ideal for those looking for some land or a property to extend in order to put their own stamp on it. The house itself currently provides modest accommodation which is longing for refurbishment and extension, subject to appropriate permissions being obtained. The layout is depicted on the attached floorplan however the attraction here is the huge potential. Another point of interest is that there is a large garage block (32'8" x 17'0" approx. internal) with electric roller door and inspection pit ideal for those who wish to tinker, garage cars or to convert for other uses. The extensive grounds surround the house with ample parking available and stunning views are afforded to front, side and rear across farmland and countryside.

LOCATION

North Cliffe is a small hamlet situated between North Cave, approx. 4 miles, and Market Weighton, approx. 3 miles. It also lies close to Hotham, one of the areas most desirable villages. Convenient access can be gained to the M62 motorway network at Junction 38 being approximately 5 miles away.



ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

LOUNGE

14'0" x 11'0" approx (4.27m x 3.35m approx)

Solid fuel stove with back burner which serves the heating system.



KITCHEN

17'4" x 8'4" approx (5.28m x 2.54m approx)

Having a selection of units, double sink and drainer, oven.



REAR LOBBY

W.C.

STORE ROOM/UTILITY

FIRST FLOOR

LANDING

BEDROOM 1

14'4" x 9'6" approx (4.37m x 2.90m approx)
Windows to front elevation.



BEDROOM 2

13'1" x 9'8" approx (3.99m x 2.95m approx)
Window to rear.



SHOWER ROOM

With modern suite comprising a low level W.C., wash hand basin and cabinet, "walk in" shower.



GARAGE BLOCK

32'8" x 17'5" approx (9.96m x 5.31m approx)
(Internal measurements).
With double entry door and pedestrian side door.



GARDEN



REAR VIEW



VIEW

VIEW TO NORTH



VIEW TO EAST



VIEW TO WEST



HEATING

Solid fuel heating via a back boiler within the lounge to radiators. Some storage electric heaters.

SERVICES

Electricity and water are connected to the property.

DRAINAGE

We understand that foul drainage is by way of connected to a cesspit.

TENURE

Freehold

COUNCIL TAX BAND

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

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

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

AGENTS NOTE

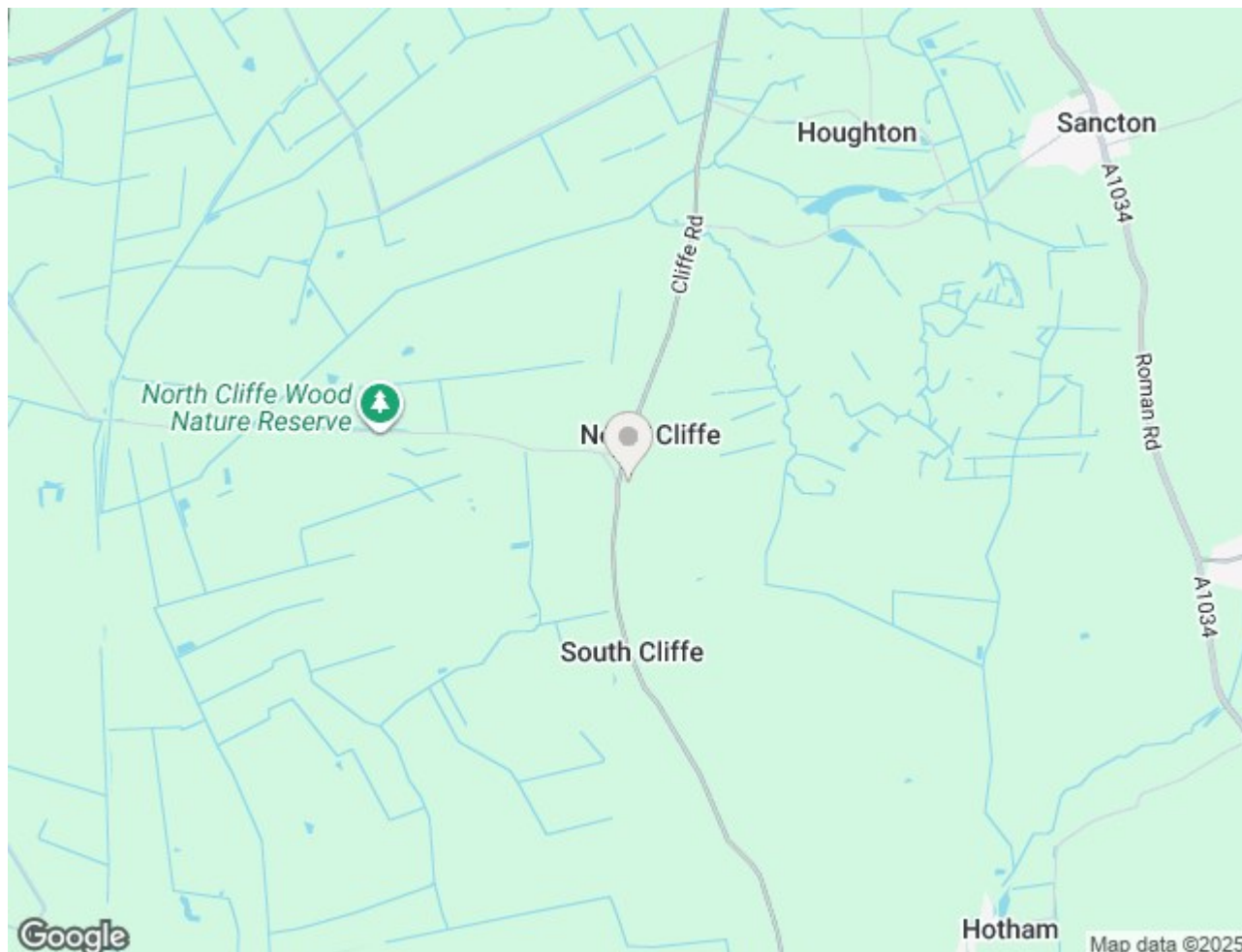
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

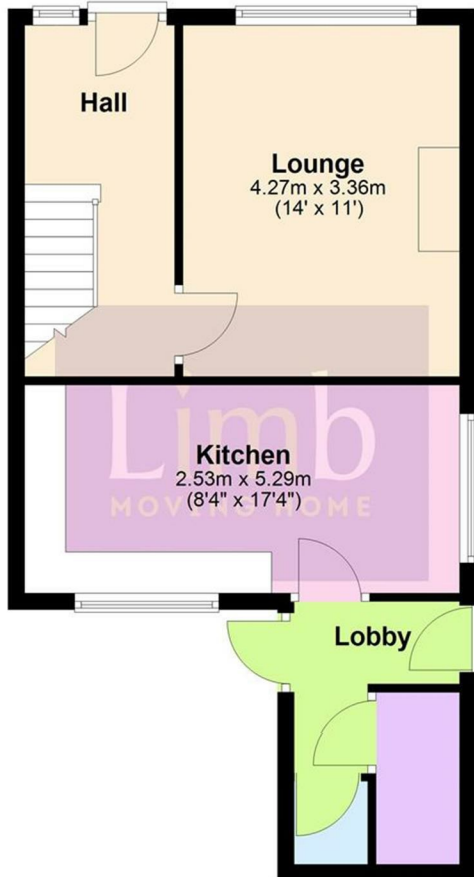
VALUATION SERVICE

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. 43.1 sq. metres (463.6 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.7 sq. feet)



Total area: approx. 79.6 sq. metres (856.3 sq. feet)

4 West View

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	