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**Limb**  
MOVING HOME



*43 Church Street, North Cave, East Yorkshire, HU15 2LJ*

- 📍 Beautiful Detached Cottage
- 📍 Bursting With Character
- 📍 Delightful Cottage Garden
- 📍 Council Tax Band = C
- 📍 Modern Fittings
- 📍 3 Bedrooms
- 📍 3 Receptions
- 📍 Freehold/EPC = D

**£267,500**



## INTRODUCTION

An absolutely beautiful detached stone fronted cottage bursting with charm and character which is complimented by an array of modern fittings including a recently installed kitchen complete with appliances. The charm of this lovely home is evident upon entering with its beamed ceilings and period features. The living space includes three reception rooms, one looking out over the garden and having a vaulted ceiling. Upstairs are three bedrooms and a bathroom, all depicted on the attached floorplan. Gas fired central heating to radiators and double glazing are installed. A passage leads down one side of the property to the attractive cottage garden which has two areas to it and has been set out for ease of maintenance with small lawn, gravelled paving and borders. There is also a garden shed. The village enjoys a great community spirit and there are a number of shops and amenities, a public house and many beautiful walks and cycle tracks are immediately available making this a delightful place to live.

## LOCATION

The property lies within the conservation area of the village. North Cave is characterised by a variety of period properties and homes of distinction. Located at the foot of the Yorkshire Wolds, North Cave retains a real village feel with a sense of community. The village has its own pre school and primary school and currently falls within the catchment area for the highly regarded South Hunsley school at Melton for which there is a bus service. It also retains a local shop, post office, pub and the Village Trust Recreational Sports Centre, canoe, sub aqua and indoor bowls club plus the well renowned William's Den, ideal for a family day out, all helping to make North Cave a friendly place to live. For the wildlife enthusiast, North Cave Wetlands is a Yorkshire Wildlife Trust reserve and 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 picturesque villages. Also ideally situated for the commuter with junction 38 of the A63/M62 motorway network located approximately 1 mile to the south and within easy reach of a mainline railway station in the nearby village of Brough providing an intercity connections including to London's Kings Cross.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE LOBBY

With tiled floor. Internal door through to dining/sitting room.

## DINING ROOM

With double glazed sash window to front elevation. Attractive tiled floor, stairs leading to first floor above and beams to the ceiling.



## LOUNGE

With double glazed sash windows to front elevation. Feature fire surround housing electric fire, beams to ceiling.



## REAR SITTING ROOM

A delightful room with vaulted ceiling, roof lights allowing light to floor in plus double glazed window to side and double doors opening out to the rear garden. Part exposed brick work to walls.



## KITCHEN

Having a recently installed kitchen with a range of shaker style units, contemporary work surfaces, stoves, sink and drainer unit, dishwasher, washer/dryer, integrated fridge and freezer. There is also a range cooker with matching extractor hood above. Tiled flooring and tiled surround. Two double glazed windows overlooking the rear garden. Painted beamed to ceiling.



## FIRST FLOOR

### LANDING

With double glazed window to rear elevation.



## BEDROOM 1

With double glazed sash window to front elevation and over stairs cupboard/airing cupboard housing modern gas fired central heating boiler.



## BEDROOM 2

Double glazed sash window to front elevation. Fitted wardrobes.



## BEDROOM 3

Again a double bedroom situated to the rear of the house with large uPVC framed double glazed window overlooking the garden. Fitted wardrobes running to one wall.



## BATHROOM

With white suite comprising low level W.C., wash hand basin and bath with shower over, rail and curtain.



## OUTSIDE

The property is straight onto the pavement at the front and a door opens to a side passage which leads to the landscaped cottage style garden, when is well stocked with shrubs and perennials. There is concealed area to the rear where a garden shed with its own electrical supply is located. On street parking is available.







*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 C. 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. A prospective viewer should check on the availability of this property prior to viewing.

## *AGENTS NOTE*

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system 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. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

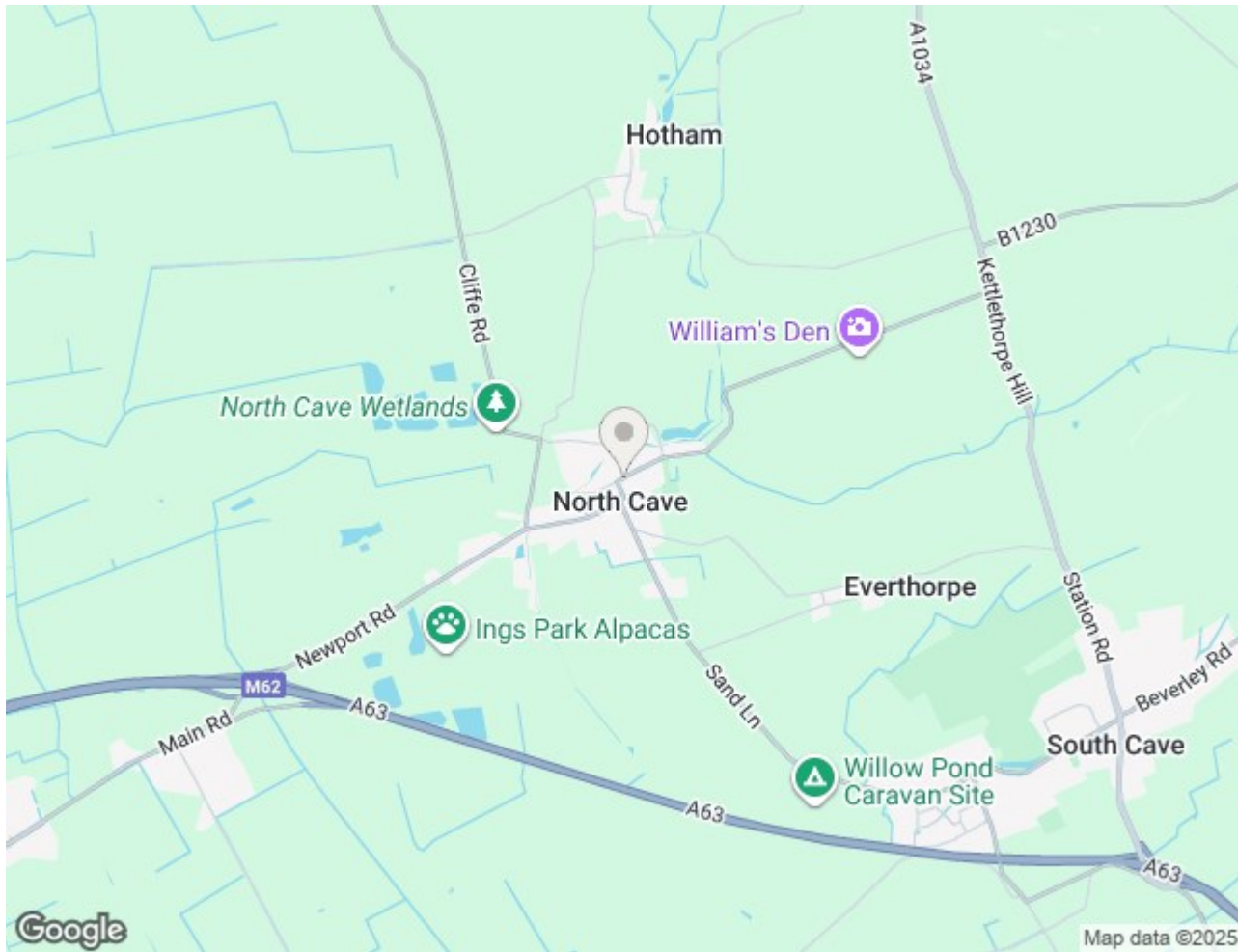
## *PHOTOGRAPH DISCLAIMER*

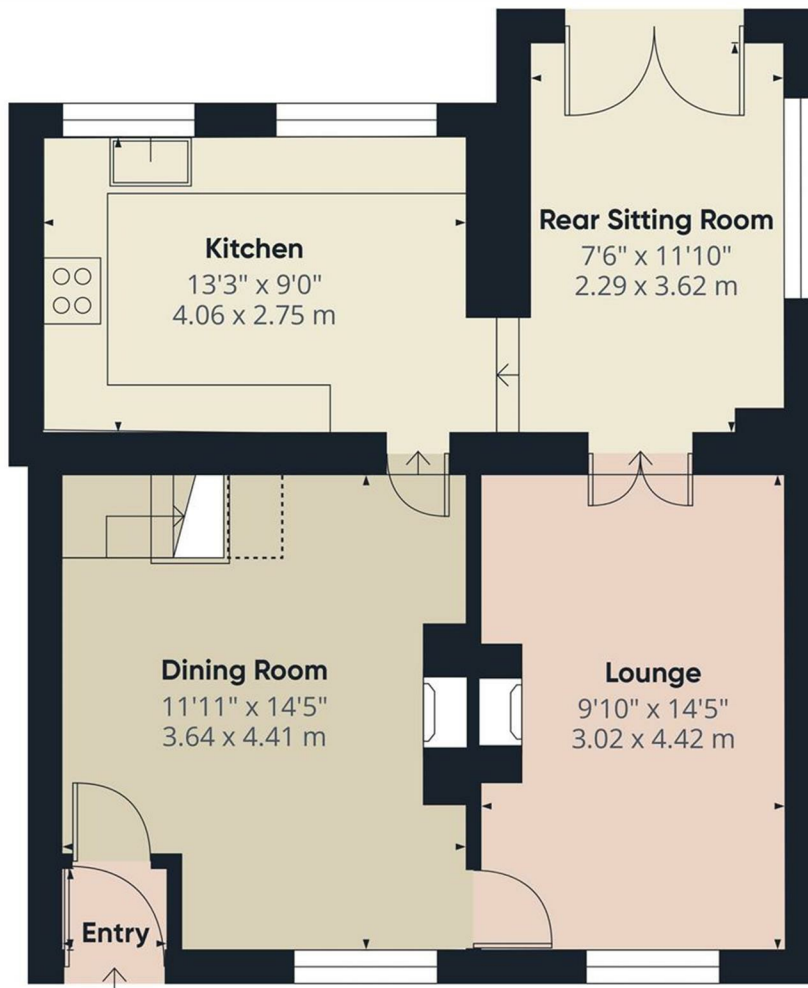
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## *PROPERTY TO SELL?*

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.







Floor 0



**Approximate total area<sup>(1)</sup>**

532 ft<sup>2</sup>  
49.4 m<sup>2</sup>

**Reduced headroom**

4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

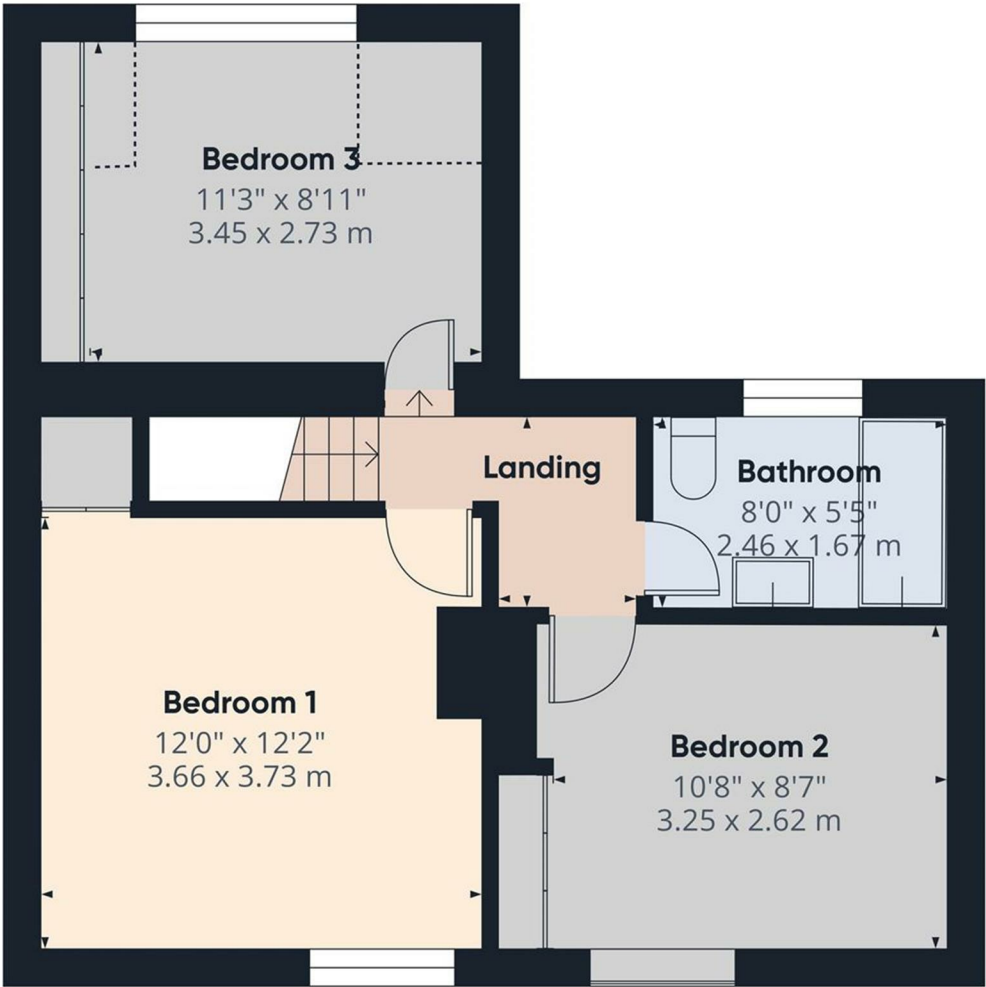
Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1



Approximate total area<sup>(1)</sup>

448 ft<sup>2</sup>  
41.7 m<sup>2</sup>

Reduced headroom

17 ft<sup>2</sup>  
1.5 m<sup>2</sup>

(1) Excluding balconies and terraces


Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	