



SYMONDS + GREENHAM

Estate and Letting Agents



16A Station Road, Brough, HU15 2LA **Offers over £430,000**

EXQUISITE NEWLY BUILT DETACHED FAMILY HOME - TOP QUALITY FIXTURES AND FITTINGS THROUGHOUT - INCREDIBLE MASTER BEDROOM SUITE WITH DRESSING AREA AND ENSUITE SHOWER ROOM

Symonds & Greenham are delighted to bring to the market this bespoke newly built detached home located in North Cave. North Cave is situated fifteen miles to the West of Hull with close access to the M62/A63 motorway junction which affords ease of access to the West Riding motorway network. North Cave is a beautiful and highly sought after rural village with a host of local amenities including a shop, school, church and recreational facilities. This property would be perfect for a family looking for something unique that they can move straight into. The property is finished to an incredible standard throughout and internally boasts a sitting room, a kitchen/diner with a host of integrated appliances, a living area, a utility room and a downstairs WC all to the ground floor. The first floor is home to three double bedrooms, with an ensuite to bedroom 2, an office and a family bathroom. The second floor hosts the master bedroom suite, featuring a 15 x 13 foot bedroom, a walk in dressing area and an ensuite shower room. Outside the property boasts off-street parking to the front and a garden and garage to the rear.

LOOKING FOR A DETACHED, BESPOKE, NEWLY BUILT, FAMILY HOME?...BOOK YOUR VIEWING TODAY!!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor

SITTING ROOM

15'8" plus recess x 10'3" max (4.78m plus recess x 3.12m max)



KITCHEN/DINER

18'7" max x 12'5" max (5.66m max x 3.78m max)

Bespoke kitchen fitted with a range of base level units with complimenting Quartz work surfaces. A host of integrated BOSCH appliances including an induction hob, double oven, fridge freezer, dishwasher and wine cooler in addition to a Lamona microwave. A central island peninsula providing additional cupboard and workspace.



LIVING AREA

9'8" max x 16'7" max (2.95m max x 5.05m max)

with bi-fold doors to rear garden



UTILITY ROOM

With fitted units matching those of the kitchen, Quartz work surface and plumbing for an automatic washing machine

DOWNSTAIRS WC

with low level WC, hand basis and access to the under-stairs cupboard

FIRST FLOOR

BEDROOM 2

9'4" max x 10'4" max (2.84m max x 3.15m max)

with door to...



ENSUITE

with low level WC, hand basin, shower cubicle with over head shower, heated towel rail.



BEDROOM 3

10'3" max x 9'0" max (3.12m max x 2.74m max)



BEDROOM 4

8'9" max x 10'0" max (2.67m max x 3.05m max)



OFFICE
5'0" max x 7'10" max (1.52m max x 2.39m max)



ENSUITE
with low level WC, hand basin, shower cubicle with over head shower and heated towel rail

BATHROOM
with low level WC, hand basin, panelled bath, shower cubicle with over head shower and heated towel rail



SECOND FLOOR

MASTER BEDROOM
13'2" max x 15'6" max (4.01m max x 4.72m max)



DRESSING AREA
11'3" max x 6'2" max (3.43m max x 1.88m max)

OUTSIDE
The front garden is mainly laid to lawn with a gravelled driveway providing off-street parking.
The rear garden is mainly laid to lawn with a paved patio area.



GARAGE
A shared driveway leads beyond the property to a parking area

to the rear of the detached garage. The garage benefits from light and power, an electric up and over door providing vehicular access and a door that leads to the rear garden.

LOG BURNER

The owner will add a log burner to the property (included in the agreed price) location and position to be determined by the purchaser.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold.

COUNCIL TAX BAND

The property will fall under the East Riding Of Yorkshire Council, however it is yet to be rated. We would recommend a purchaser make their own enquiries to satisfy themselves with it's future rating before purchasing

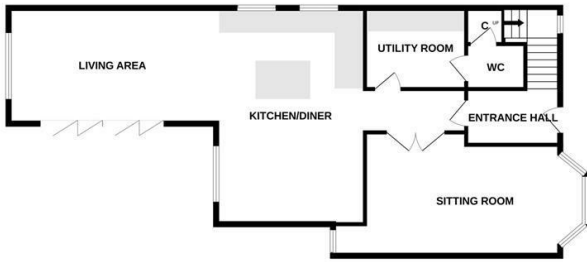
DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

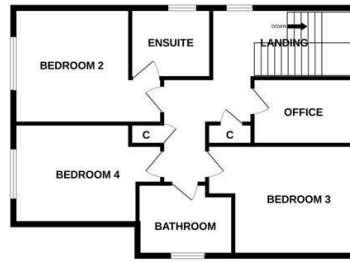
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR
752 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.

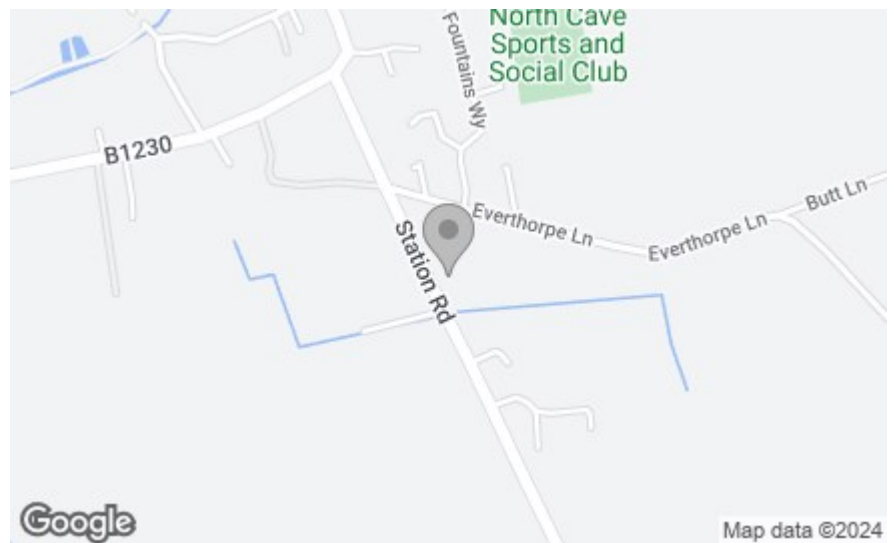


2ND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 1840sq.ft. (170.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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		