



25a Newport Road, North Cave, Brough, East Yorkshire, HU15

- Three Bedroom Detached Bungalow
- Deceptive Accommodation - Viewing Recommended
- Lounge to Garden Room
- Three Bedrooms (all with fitted furniture)
- Gardens with Parking and Garage
- No Forward Chain
- Entrance Porch to Reception Hall
- Dining Room and Breakfast Kitchen
- Shower Room and Sep additional WC
- Well Placed for the A63/M62

Offers In The Region Of £285,000



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25a Newport Road, North Cave, Brough, East Yorkshire, HU15 2NU

Three bedroom detached bungalow, offered for sale with No Forward Chain. The deceptive accommodation is recommended for an early viewing to fully appreciate the space and potential provided. Located in the well regarded village of North Cave, the bungalow enjoys a main road frontage with easy access to the A63/M62 road network. The accommodation comprises:- Entrance porch, reception hallway, lounge, garden room, dining room, breakfast kitchen, three bedrooms (all with fitted furniture), shower room and additional second WC. There are garden areas to the front and rear with off road parking and access to the integral garage. Gas fired central heating system and double glazing. Viewing via Leonards please.

Location

The property is located on the western fringe of the popular village of North Cave, situated on the B1230 Newport Road. The Village offering a variety of local shops and amenities including junior and play school, church and a range of recreational facilities, conveniently situated approximately fifteen miles to the West of Hull and one mile from the A63 / M62 motorway junction giving access to Hull and the national motorway network.

Entrance Porch

Main front entrance door provides access into the property. Wood block style flooring with inner single glazed doors leading into:

Reception Hall

With fitted cupboard/drawer unit with corner display unit. Store cupboard, radiator, access to all rooms off and internal window to the kitchen.

Lounge

12'4" x 17'1" + 8'10" x 7'10" (3.781m x 5.211m + 2.693m x 2.406m)

Window to the front elevation, fire surround with coal effect gas fire (not in use and capped off) and two radiators. French doors provide access into the rear garden room. Glazed doors to:

Dining Room

9'11" x 12'7" (3.031m x 3.858m)

Window to the rear elevation, hatch to the kitchen, glazed doors into the lounge and wood block style flooring.

Rear Garden Room

8'10" x 4'4" (2.716m x 1.337m)

Sliding patio door to the rear and French doors to the Lounge.

Kitchen

10'9" x 12'8" (3.283m x 3.862m)

Fitted with a range of base and wall units, contrasting work surfaces incorporate a single drainer sink unit with mixer tap. Appliances of dishwasher and electric oven and hob (all of which have not been tested). Integrated fridge which we have been advised needs replacement as it is not in working order. Washing machine (not tested). Window to the rear elevation with adjoining rear entrance door. Radiator and part panelled walls.

Bedroom One

10'7" to back of wardrobes x 13'3" (3.231m to back of wardrobes x 4.048m)

Window to the front elevation, radiator and a range of fitted bedroom furniture of wardrobes and drawer units.

Bedroom Two

9'11" to wardrobes x 12'8" (3.033m to wardrobes x 3.865m)

Window to the rear elevation, radiator and a range of fitted bedroom furniture of wardrobes.

Bedroom Three

7'11" x 13'2" (2.420m x 4.031m)

Window to the front elevation, radiator and a range of fitted bedroom furniture of wardrobes and drawer/dressing table units.



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Shower Room

7'10" x 8'0" (2.397m x 2.456m)

Suite of step in shower cubicle, wash hand basin and WC with vanity cupboards. Towel rail radiator and window to the rear elevation.

Sep WC

Additional separate WC with wash hand basin with vanity cupboard, extractor fan and high level window which provides borrowed light from the shower room.

Garage

8'11" x 17'3" (2.739m x 5.275m)

With up and over door, light and power.

Outside

The property occupies a pleasant garden plot and has a main road frontage. A block paved driveway provides off road parking and access to the integral garage. A pedestrian footpath leads around both sides of the bungalow which gives access to the rear garden. Backing onto a field at the rear, the bungalow enjoys a lovely rear aspect. The garden areas are well stocked and mature.

Energy Performance Certificate

The current energy rating on the property is D (66).

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band E for Council Tax purposes. Local Authority Reference Number NOC063015000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law & Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £62.50 + VAT (£75.00 including VAT) from Jane Brooks Law or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them.

Services

The mains services of water, gas and electric are connected.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Tenure

The tenure of this property is unregistered.

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



25A Newport Road



Floor Plan

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(82 plus) A			
(81-81) B			
(69-80) C			
(55-68) D		66	81
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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