



1 Old Forge Apartments Newport Road, North Cave, HU15 2NU

- Well Presented Two Bedroom Ground Floor Apartment
- Early Viewing Advised to Avoid Disappointment
- Allocated Rear Car Parking Space
- Open Plan Lounge with Kitchen Area
- Bathroom with White Suite
- Ideal First Time or Investment Purchase
- Well Placed for Access to the A63/M62
- Entrance Porch Lobby with Boiler Cupboard
- Two Rear Facing Bedrooms
- Gas Fired Central heating System and Double Glazing

Offers In The Region Of £120,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-property.co.uk

Website: www.leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-property.co.uk

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Welcome to Old Forge Apartments, a charming ground floor apartment located in the picturesque village of North Cave, Brough. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families.

The apartment features a spacious reception room, providing a warm and inviting space for relaxation and entertaining guests. With two well-proportioned bedrooms, there is ample room for rest and privacy. The bathroom is thoughtfully designed, ensuring functionality and comfort for daily routines.

One of the notable advantages of this property is the dedicated parking space for one vehicle, offering ease and security for residents. The surrounding area is known for its friendly community atmosphere and beautiful countryside, making it a wonderful place to call home.

Old Forge Apartments is not only a comfortable living space but also a gateway to the A63/M62 road links and the charming amenities of North Cave. With a local shop, fish & chip shop, public house, parks, and schools nearby, residents can enjoy a balanced lifestyle that combines the serenity of village life with the convenience of modern living.

This property presents an excellent opportunity for those looking for their first home or investment purchase. Do not miss the chance to make this lovely apartment your new home.

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 local shop and amenities including junior 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 Lobby

Main front entrance door provides access into the property. Cupboard with gas fired central heating boiler. Access into:

Lounge Area

19'9" x 13'4" sizes include entrance area (6.041m x 4.082m sizes include entrance area)

Two windows to the front elevation, radiator, part panelled effect wall. Open plan access into:

Kitchen Area

9'4" x 8'1" (2.869m x 2.488m)

Fitted with a modern range of base and wall units, part tiled splashbacks, work surfaces incorporate the single drainer sink unit and also extend to form a breakfast bar. Appliances of electric oven and hob with hood over. Space for washing machine and fridge/freezer. Window to the side elevation. Radiator.

Inner Hall

Store cupboard. Access to all rooms off.

Bedroom One

10'3" x 11'8" (3.148m x 3.579m)

Window to the rear elevation and radiator.

Bedroom Two

9'0" x 10'8" max sizes (2.764m x 3.275m max sizes)

Window to the rear elevation and radiator.

Bathroom

6'5" x 6'7" (1.962m x 2.029m)

Containing a three piece white suite of bath with mixer tap and shower attachment, screen, wash hand basin and WC. Part tiled walls, radiator and extractor fan.



Outside

Small open lawned area to the front of the property. A shared lane to the side leads to the rear. The apartment has an allocated off street parking space.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band A for Council Tax purposes. Local Authority Reference Number NOC063070000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Energy Performance Certificate

The current energy rating on the property is C (72).

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.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and 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 £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuration fee they receive.

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

The tenure of this property is Leasehold. On a 999 year which commenced on 22nd October 1993. We understand there is a ground rent/service charge payable this is currently £50 per month.

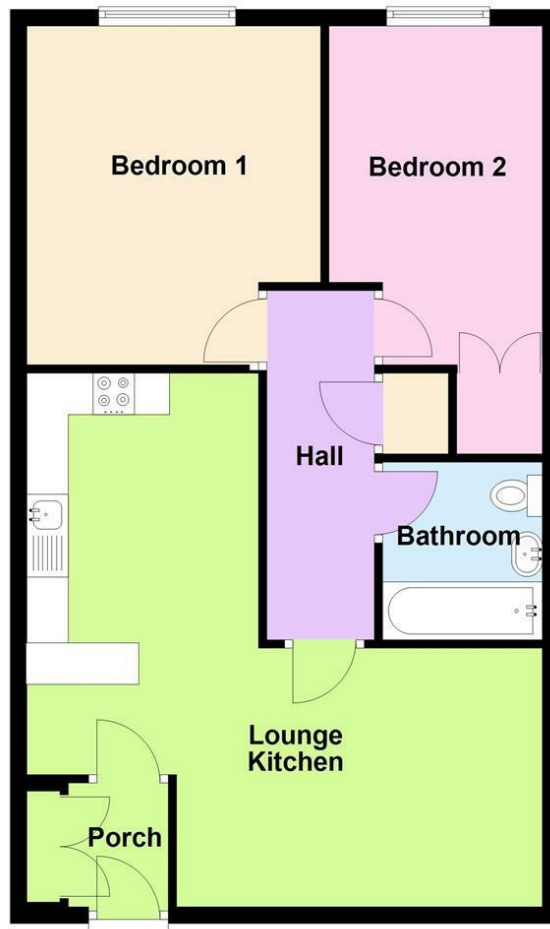
Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

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.

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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	

Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.