



86, Westgate,  
Brough, North Cave, HU15 2NJ  
£450,000



## ABOUT THE PROPERTY

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### A RARE OPPORTUNITY TO ACQUIRE AN ATTRACTIVE PERIOD PROPERTY

A wonderful double fronted period property circa 1700's which is Grade 2 listed retains an abundance of features offering the discerning purchaser an idyllic family home. The accommodation which has a spacious garage conversion is arranged over two floors boasting an elegant hallway, lounge and sitting rooms, breakfast kitchen with dining area, conservatory, cinema room, downstairs utility and shower room. To the first floor there are three bedrooms, study, cloakroom and a family bathroom. To the second floor accessed from the study is a spacious attic room ideal for additional living space or bedrooms.

The property occupies an enviable plot and double gates lead onto the driveway with ample off-street parking. To the rear of the property is an extensive well established rear garden which has been thoughtfully designed to enjoy all year round.

Early viewings are advised - contact us today on 01482 662211

This property is Freehold. East Riding of Yorkshire Council .Council Tax Band E.







Tenure: Freehold  
East Riding of Yorkshire  
Band: E

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Traditional style door leads into the large entrance hall with decorative tiling to the floor, beams to the ceiling and stairs off to the first floor.

#### SITTING ROOM

Lovely sized room with feature exposed stone wall with recessed open fireplace and timber mantle, tiled hearth, decorative brick inset storage area, beamed ceiling, dado rail and laminate flooring.

#### LOUNGE

A large well presented room having a feature sash window with window seat and exposed decorative stone wall, with large recessed fireplace housing log burner. Wooden panelling to the walls, inglenook exposed brick storage with wooden storage cupboard, beamed ceiling and laminate flooring.

#### BREAKFAST/DINING KITCHEN

Superbly presented this stylish and modern room has space for all the family. Comprising of a range of contrasting wall and floor units with complimentary 'quartz' work surfaces and splash backs incorporating sink unit with mixer tap over, space for Range style oven with chimney extractor, integrated dish washer. Further tall wall mounted units with the perfect space to house an American fridge freezer. Breakfast island with storage under and space for dining. Extending to a large dining area and stairs off leading to the first floor. Door into..

#### OUTER LOBBY

Tiling to the floor and side door leading onto the driveway.

#### CONSERVATORY

Overlooking the garden with tiling to the floor, wall lights, electrical sockets and double opening doors onto the patio.

#### INNER LOBBY

Accessed from the dining area leading into..

#### UTILITY AREA

Wall mounted storage units, work space with room for washing machine and tumble dryer under. Hatch to the loft and a further door into..

#### SHOWER ROOM

Suite comprising of corner shower cubicle, vanity sink unit with storage under and concealed Wc. Modern tiling to the floor, shower and walls. Extractor fan and large chrome towel radiator.

#### CINEMA ROOM

This fantastic converted space which used to be the garage is currently being used as a cinema room. Being dual aspect, recessed spotlights to the ceiling, wooden flooring and double patio doors lead into the rear garden.

#### MAIN LANDING

Split level landing with recessed cupboard and feature sash window to the main landing. Coving to the ceiling.

#### MASTER BEDROOM

Generous sized room to the front of the property with large sash window, recessed spotlights to the ceiling, laminate flooring and door into..

#### STUDY

Larger than average study space with stairs off leading to the attic room and bedroom three.

### LANDING

Access from the study with stairs down to the kitchen and storage cupboard. Door off into..

### FAMILY BATHROOM

Modern suite comprising of moulded panel bath with mixer tap and hand held shower attachment, vanity sink unit with storage under and concealed Wc. Full modern tiling to the walls, tile effect laminate flooring, recessed spotlights to the ceiling, two recessed cupboards and large chrome towel radiator.

### BEDROOM TWO

Larger than average room to the front of the property with deep sash window and a range of wooden fitted furniture comprising of wardrobes, dressing table and draws. A sliding door gives access to..

### CLOAKROOM

Comprising of low level Wc and vanity sink unit with storage under. Part modern tiling to the walls, laminate flooring and recessed spotlights to the ceiling.

### BEDROOM THREE

Large double room to the rear of the property overlooking the rear garden, with laminate flooring.

### ATTIC

A really grand space which could be made into a beautiful master en suite (subject to planning), with exposed beams to the ceiling, Velux window and a further internal door to a further smaller attic area again with exposed beams.

### OUTSIDE

Timber gates give access to the long gravel driveway providing ample off street parking with brick walling to the side boundary wall and outside lighting. The side access gate gives access to the rear garden which is immaculately presented and well maintained. This fantastic space has three well established areas, the first being a lovely timber decked area with pergola over ideal for al fresco dining. An adjoining area laid to stone and pavers with stone walling, raised flower beds and complimentary planting throughout. An archway leads onto the large lawn area with feature stone walling, small raised flower bed, paved seating area and space for two storage sheds. Leading into a further private garden area with timber planters, timber decked patio, decorative stone walls, large well established stone planter, mature tree and seasonal planting throughout.

### ADDITIONAL INFORMATION

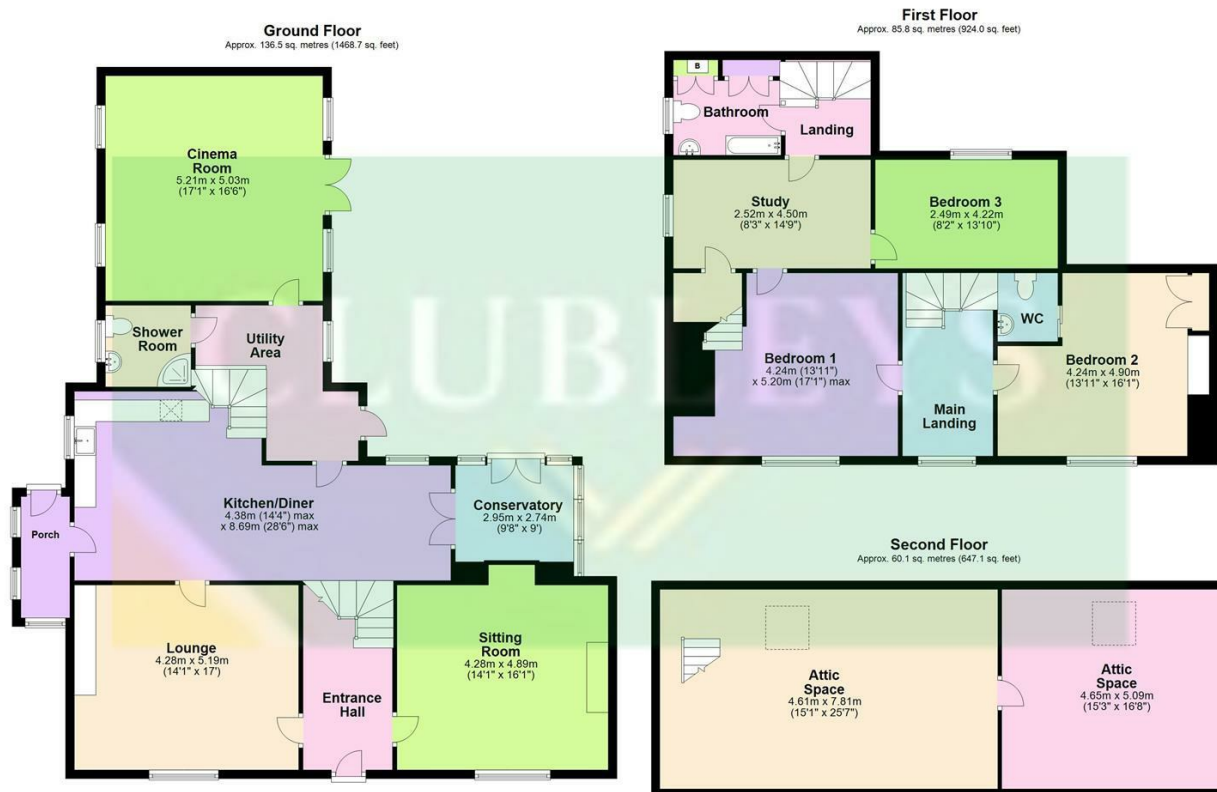
#### SERVICES

Mains water, electricity, gas and drainage.

#### APPLIANCES

None of the appliances have been tested by the agents.





Total area: approx. 282.4 sq. metres (3039.9 sq. feet)

This plan is for illustrative purposes only.  
Plan produced using PlanUp.

#### AGENTS NOTES

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.

#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

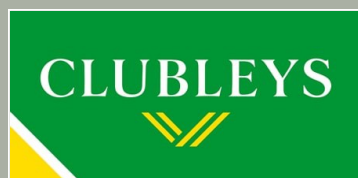
#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.



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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (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 |           |

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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.