



54, Westgate,
Brough, North Cave, HU15 2NJ
£525,000



ABOUT THE PROPERTY

Welcome to this charming semi-detached house that is beyond deceptively spacious, offering more room than meets the eye.

This delightful property boasts five bedrooms, three bathrooms and a fantastic open plan living dining room offering ample space for a growing family or those who enjoy having guests over.

Situated in a popular village of North Cave, this house provides a perfect blend of rural lifestyle and modern comfort.

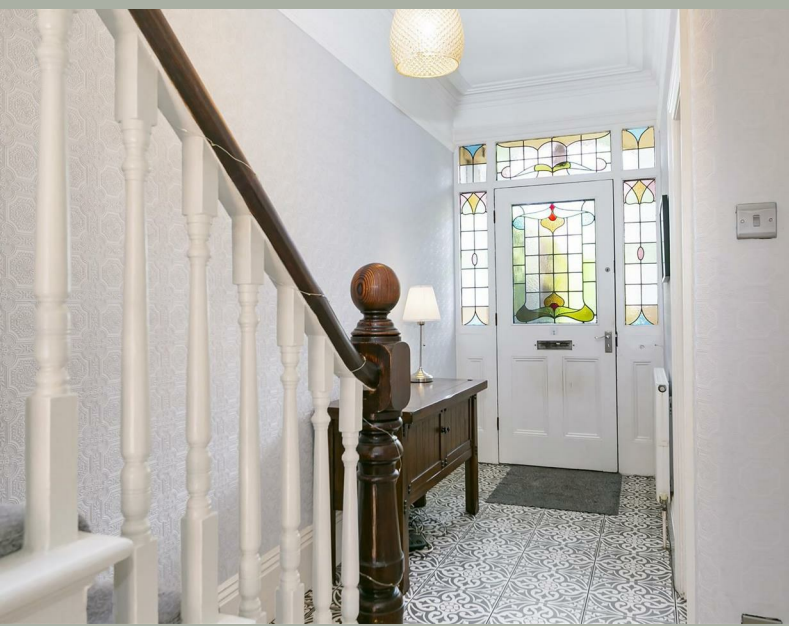
The property's location in North Cave offers easy access to local amenities, schools, and beautiful countryside surroundings. Whether you're looking to relax in the setting of your new home or explore the nearby nature trails, this house provides the ideal base for a balanced lifestyle.

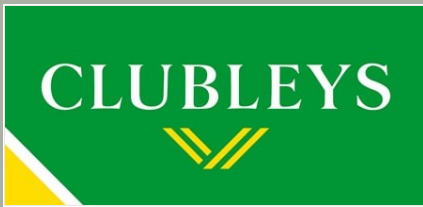
Don't miss the opportunity to make this lovely house in Westgate your new home.

Book a viewing today and discover the charm this property has to offer.

East Riding of Yorkshire Council tax band - E
Tenure - Freehold
EPC rating - D







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East Riding of Yorkshire
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THE ACCOMMODATION COMPRISES

GROUND FLOOR

COVERED ENTRANCE PORCH

The original covered entrance porch with original cornices and tiling gives access to the front door having stained glass windows and side panels.

ENTRANCE HALL

The grand entrance hall has stairs off to the first floor with original cornice, decorative tiling to the floor and under stairs storage cupboard. Doors lead into the front living room, open plan kitchen living space and snug.

FRONT LIVING ROOM

3.96m x 3.79m (12'11" x 12'5")

Lovely sized room with sash bay window to the front elevation, recessed fireplace with marble inset and hearth housing log burning stove. Ornate coving to the ceiling and wooden flooring. Opening into..

OPEN PLAN KITCHEN/DINING LIVING

7.09m max x 9.96 (23'3" max x 32'8")

A fantastic space having been converted from a previous garage the kitchen area briefly comprises of a good range of light coloured modern high gloss wall and floor units with complimentary wooden work surfaces incorporating a stainless steel double sink unit, integrated dishwasher and single oven. Having space for an American style fridge freezer and Aga style range oven which has a large glass splashback and large chimney extractor over. Integral to this kitchen area is the large breakfast island having further storage below and seating for four people. Opening into the large living space with two feature bifold doors giving access to the rear garden, recessed spotlights to the ceiling and tiling to the floor throughout. Steps lead up to the dining area which has ample space for a large dining table. Wooden flooring.

SNUG

3.93m x 3.20m (12'10" x 10'5")

Door from the entrance hall leads into the snug with feature recessed fireplace having exposed brick to the chimney breast and recessed storage either side. Side window overlooks the garden and a further door leads into the..

INNER LOBBY

With door into the inner hallway.

BOOT ROOM

2.27m x 1.52m (7'5" x 4'11")

Large recessed space located off the inner lobby.

INNER HALLWAY

With large original storage cupboard. Laminate flooring and Upvc stable door off.

UTILITY ROOM

3.08m x 2.16m (10'1" x 7'1")

Having a range of wall and floor units with complimentary work surfaces and splashbacks incorporating stainless steel sink unit, space for washing machine and tumble dryer. Vinyl flooring and recessed spotlights to the ceiling.

SHOWER ROOM

2.05m x 2.03m (6'8" x 6'7")

Suite comprising of a wall mounted pedestal hand basin, low level WC and large walk in shower cubicle with electric shower. Full tiling to the shower, recessed spotlights to the ceiling and laminate floor.

SUN ROOM

6.08m x 4.24m (19'11" x 13'10")

Double doors lead into the light and airy spacious sun room with laminate flooring, power and light. Double patio doors lead out onto the adjacent patio area.

FIRST FLOOR

SPLIT LEVEL LANDING

Large spacious split level landing with recessed storage cupboards. Door off leads into the inner hallway giving access to the master suite and bedroom four.

BEDROOM FOUR

3.60m x 2.50m (11'9" x 8'2")

Double room with deep sash window overlooking the rear garden.

MASTER SUITE

6.46m max x 5.97m (21'2" max x 19'7")

Step down from the hallway leads into the stunning master suite with feature sloping ceiling and window seats. Laminate flooring. Extending into..

DRESSING ROOM

4.00m x 2.06m (13'1" x 6'9")

Having large fitted wardrobe with sliding doors with recessed spotlights and ample space for further draws. Laminate flooring.

EN SUITE BATHROOM

2.82m x 1.97 (9'3" x 6'5")

Suite comprising of larger than average moulded bath with decorative tiled panel, Low level WC and pedestal hand basin. Having a feature exposed brick wall, extractor fan, recessed spotlights to the ceiling and laminate flooring.

BEDROOM TWO

3.97m x 3.93m (13'0" x 12'10")

Large spacious double room to the front of the property with deep sash window, original cast iron fireplace with dark timber surround and side recesses to the chimney breast. Coving to the ceiling.

BEDROOM THREE

3.60m x 3.40m (11'9" x 11'1")

Double room to the rear of the property with deep sash window and hatch to loft space.

BEDROOM FIVE/STUDY

2.83m x 1.50m (9'3" x 4'11")

To the front of the property with deep sash window and laminate flooring.

FAMILY BATHROOM

2.06m x 2.03m (6'9" x 6'7")

Traditional suite comprising of low level WC, large pedestal hand basin and bath with tiled panel, waterfall shower over and hand held attachment. Part tiling to the walls, tiling to the floor and old school style feature radiator.

OUTSIDE

To the front of the property is a brick wall to the front boundary and gates giving access to the property and driveway providing ample off street parking being laid to gravel for ease of maintenance. Side access into the well maintained rear garden with feature decked area adjacent to the kitchen living area with log store. A further modern paved patio area wraps around the property with modern porch over the back door. Laid mainly to lawn with open brick wall to the side boundary with contemporary feature timber flowerbeds.

ADDITIONAL INFORMATION

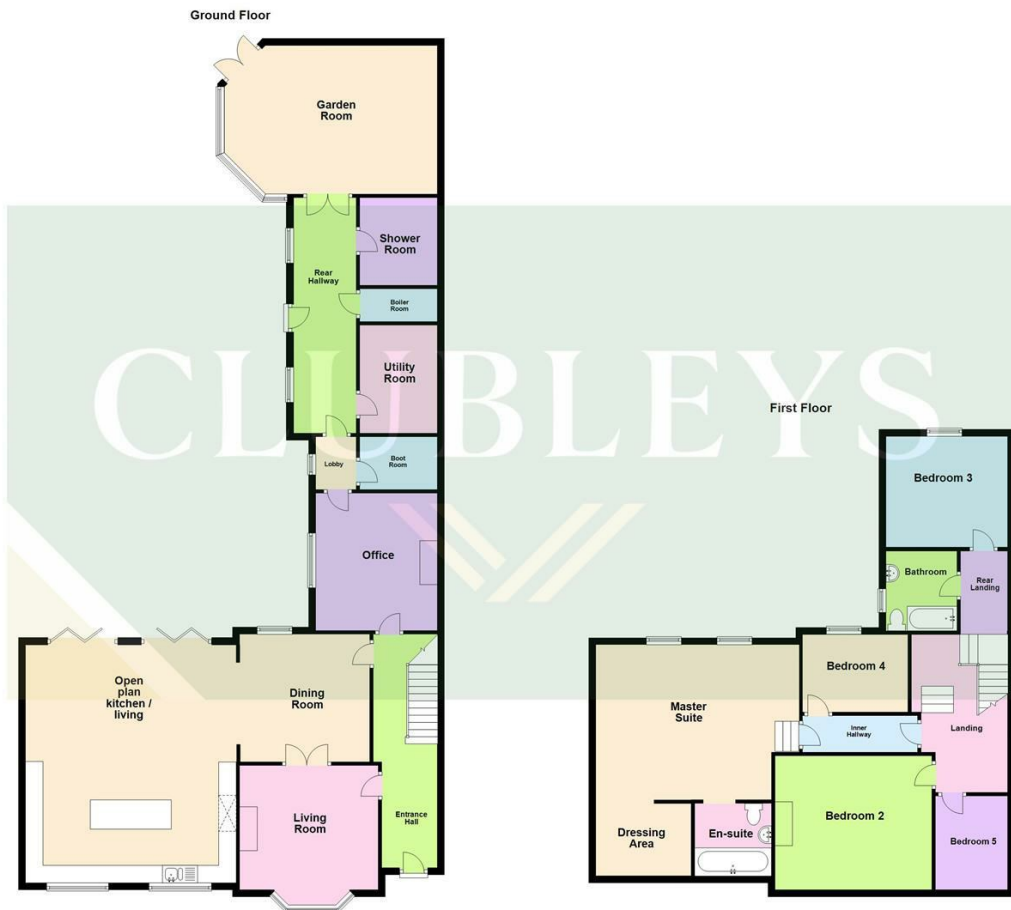
SERVICES

Mains gas, electricity, water & drainage are connected to the property.

APPLIANCES

No appliances have been tested by the agents.





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

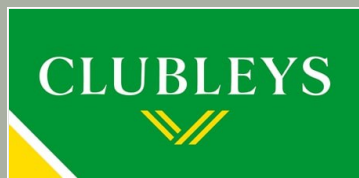
FREE VALUATIONS FOR SALE

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	68	76
(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.