

3, Mill Lane,
North Cave, HU15 2LR
Offers In The Region Of £150,000



Nestled in the charming Mill Lane of North Cave, this delightful 'cottage style' home offers an array of original feature fireplaces that add character and warmth to the ambiance.

This cosy abode boasts two inviting reception rooms, versatility and space. With two good size bedrooms, you'll find comfort in this lovely home. The first-floor bathroom provides convenience and completes the layout of this enchanting property.

Outside, a raised area at the front of the property provides a perfect spot to enjoy a morning cup of tea while soaking in the peaceful surroundings. The mature English country garden feel at the rear is a true gem, featuring a gravelled area for easy maintenance and a vibrant array of colourful plants, shrubs, and trees that paint a picturesque backdrop.

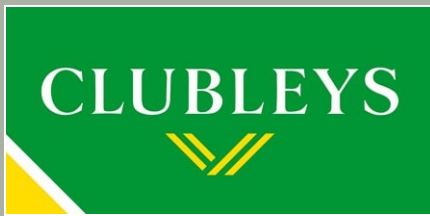
The property embodies the charm of a countryside cottage and is a must-see. Don't miss the opportunity to view!

East Riding Of Yorkshire Council Tax Band: A
Tenure: Freehold
EPC Rating: F



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Tenure: Freehold
East Riding of Yorkshire
BAND: A

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

Composite half glazed panelled front door with window above gives access into the entrance hallway with stairs off to the first floor. Dado rail, 'oak' style vinyl flooring, two ceiling lights, electric heater - door into:

LIVING ROOM

3.45m x 3.64m (11'3" x 11'11")

With window to front elevation, 'oak' style wood flooring, original cast iron feature fire surround & grate with tiled inset and hearth, ceiling light and electric heater.

DINING ROOM

3.88m x 3.54m (12'8" x 11'7")

Facing the rear elevation with built in cupboards to chimney breast recess, feature brick fireplace offering the perfect spot for an electric fire, timber mantel & slate hearth. dado rail, ceiling light, vinyl 'oak' style flooring, electric heater, under stairs storage cupboard. uPVC French doors to rear garden. Archway through into...

KITCHEN

2.65m x 1.98m (8'8" x 6'5")

Having a range of fitted base, wall & floor units with complimenting work surfaces, incorporating stainless steel single drainer sink unit & mixer tap, built in electric double oven, electric hob and extractor hood. Space for washing machine and free standing fridge. Window overlooking the rear garden.

FIRST FLOOR

L-SHAPED LANDING

Galleried landing. Electric heater, ceiling light. Decorative window to rear elevation.

BEDROOM ONE

3.77m x 3.55m (12'4" x 11'7")

Double room with window to the rear elevation. Storage within the chimney breast recess housing hot water cylinder, ceiling light and original built in feature fireplace.

BEDROOM TWO

3.48m x 3.33m (11'5" x 10'11")

Good size room with window to the front elevation. Original feature fireplace, storage within the chimney breast recess, ceiling light and wooden flooring.

BATHROOM

2.26m x 1.76m (7'4" x 5'9")

White suite comprising low flush w/c, panelled bath with electric shower over, pedestal wash hand basin & chrome fittings, electric heater, ceiling light, vinyl flooring. Window to the front elevation.

OUTSIDE

The property has a raised elevation to the front with step leading through a timber gate giving access via a passage to the rear of the property. There is a small gravelled area to the front for ease with half brick boundary wall, colourful shrubs, plants and outside light.

Gravelled to the rear for ease of maintenance with a lovely English country garden feel, boasting an array of colourful shrubs, trees and planters. Greenhouse, bin storage and outside tap, timber fencing to surround with gate giving side access.

ADDITIONAL INFORMATION

Mains water, electricity and drainage.

APPLIANCES

None of the appliances have been tested by the agents.



Ground Floor



First Floor



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

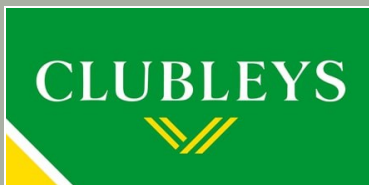
FREE VALUATIONS FOR SALE

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 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 23 | |
| (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.