



3, Mill Lane,
North Cave, HU15 2LR
Chain Free £139,950



CHAIN FREE - SOUGHT AFTER LOCATION. North Cave is a popular village ideally located for access to local facilities and easy access to the A63/M62. This quaint cottage style property with plenty of character and original features is set back off the main road, and ideal quiet location.

The two well-proportioned bedrooms provide ample space while the conveniently located first-floor bathroom, and with the advantage of two receptions rooms and kitchen to the rear aspect, completes the practical layout of this lovely home.

Step outside to find a raised area at the front and to the rear garden has gravelled area for easy maintenance, with mature shrubs, and trees, creating an idyllic English country garden that's inviting and charming.

This cosy home embraces village lifestyle in this friendly community. It is a must-see for anyone seeking quiet location. IF YOU ARE LOOKING FOR A COSY COTTAGE THIS ONE MUST BE VIEWED.

The property falls under the East Riding of Yorkshire Council Tax Band A and is offered with a freehold tenure. The EPC rating is F, presenting an opportunity for potential improvements. Embrace the charm of Mill Lane and make this cottage-style home your own.



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.

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Estate Agents | Lettings Agents | Chartered Surveyors

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

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.

MATERIAL INFORMATION

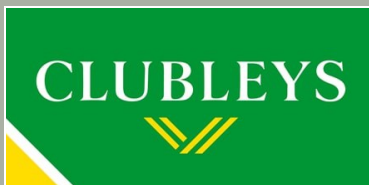
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

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.



1 Toft Court, Skillings Lane, Brough, East
Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com

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.