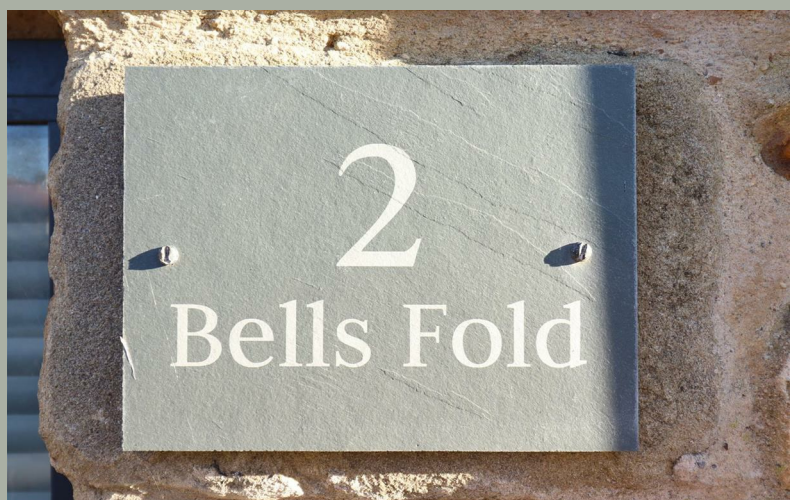




2, Bells Fold,  
North Cave, HU15 2GR  
£219,950



**VIEWING ESSENTIAL** This charming two-bedroom property on Bells Fold has a cottage like feel and offers a perfect blend of comfort and contemporary living. Upon entering, you are welcomed into a spacious reception hallway, the open plan kitchen/diner is ideal for both relaxation and entertaining guests. The lounge area is filled with natural light, creating a warm and inviting atmosphere.

The property features two well-proportioned bedrooms, providing ample space. Each room is designed to maximize comfort, making it an ideal retreat after a long day. The bathroom is thoughtfully appointed, ensuring functionality and style.

With its appealing layout and prime village location in North Cave, this property will be snapped up - We advise early viewing to avoid disappointment. Whether you are a first-time buyer or seeking a cosy rental, this house is sure to meet your needs. Do not miss the chance to make this charming residence your new home!

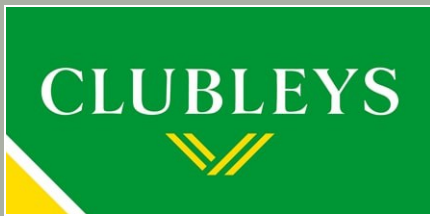
Tenure - Freehold  
Council Tax - B  
EPC Rating - B

rightmove

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zoopla





Tenure: Freehold  
East riding of Yorkshire  
BAND: B

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Contemporary entrance door with side glazed panel gives access to the entrance hall. Tiled floor with under floor heating.

### CLOAKROOM/UTILITY

2.39m x 1.31m (7'10" x 4'3")

Suite comprising of low level wc and pedestal hand basin. Tall larder storage cupboard and integrated washing machine with wooden work top. Tiling to the floor and part tiling to the walls.

### OPEN PLAN KITCHEN/DINER

7.50m x 6.91m (24'7" x 22'8")

Bespoke range of units with complimentary wooden work surfaces incorporating stainless steel sink unit, integrated split level oven, four ring gas hob, and fridge freezer. Extending from the breakfast bar to a dining area. Tiling to the floor with under floor heating, recessed spotlights to the ceiling and feature deep modern picture window.

### LOUNGE

5.07m x 4.01m (16'7" x 13'1")

Spacious light and airy room having reclaimed timber flooring with under floor heating, stairs off to the first floor. Contemporary French doors give access to the private courtyard.

### FIRST FLOOR

### LANDING

With hatch to loft space.

### MASTER BEDROOM

3.49m max x 3.01m (11'5" max x 9'10")

Excellent sized double room to the front elevation.

### BEDROOM TWO

3.44m x 3.25m (11'3" x 10'7")

Good sized double room to the front elevation.

### FAMILY BATHROOM

1.72m x 1.85m (5'7" x 6'0")

Modern suite comprising of moulded pedestal sink unit, low level Wc and panelled bath with shower over. Part tiling to the walls, tiling to the floor, wall mounted towel radiator, recessed spotlights and extractor fan.

### OUTSIDE

## COURTYARD

Having been paved for ease of maintenance with a raised timber decked area and feature overhead veranda with inset spotlights. Rear access gate. Opposite the property are two allocated parking spaces.

## ADDITIONAL INFORMATION

### \*Broadband

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

### \*Mobile

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

### \*Referral Fees

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.

## SERVICES

Mains Gas, electricity and water.

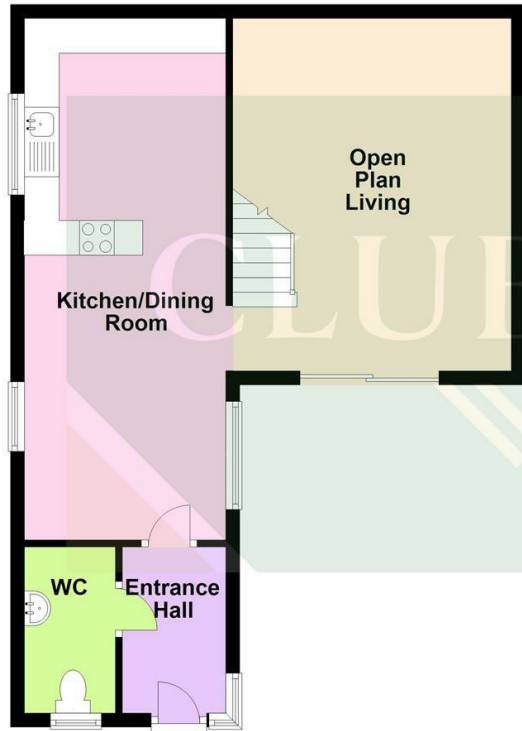
## APPLIANCES

None of the appliances are tested by the selling agent.





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](mailto:surveys@clubleys.com)

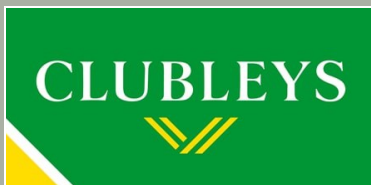
**FREE VALUATIONS FOR SALE**

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](mailto: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		94
(81-91) B	83	
(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.