



4, Denmark Rise,
North Cave, HU15 2NB
Guide Price £299,950



Located in the charming village of North Cave, this delightful detached house on Denmark Rise offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking a tranquil yet convenient lifestyle.

Upon entering, you are greeted by two inviting reception rooms, providing good sized space. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. The well-appointed bathrooms add to the convenience, catering to the needs of a busy household.

The surrounding area boasts a friendly community atmosphere, with local amenities and picturesque countryside nearby. North Cave is known for its excellent schools and recreational facilities, making it an attractive location for families.

This property presents a wonderful opportunity to create lasting memories in a welcoming environment. Whether you are looking to settle down or invest, this house on Denmark Rise is a must-see. Don't miss the chance to make this charming residence your new home.

Tenure - Freehold
Council Tax band - B
EPC - C

rightmove

www.clubleys.com

zoopla



Tenure: Freehold
East Riding of Yorkshire
BAND: E

ENTRANCE HALL

Front entrance door with side glazed panels gives access to the hallway with stairs off to the first floor. Oak flooring.

CLOAKROOM/SHOWER ROOM

Suite comprising of vanity sink unit with storage under, concealed Wc and large shower cubicle. Large heated ladder radiator, recessed spotlights to the ceiling, tiling to the walls and floor. Window to the side elevation.

LIVING ROOM

8.20m x 3.40m (26'10" x 11'1")

A very spacious room with feature fireplace housing living flame fire. window to the side elevation and patio doors opening into the conservatory.

CONSERVATORY

Light and airy space overlooking the rear garden with tiling to the floor.

DINING ROOM

3.75m x 2.59m (12'3" x 8'5")

Good sized room with window to the front elevation.

BREAKFAST KITCHEN

4.06m x 3.84m (13'3" x 12'7")

Having a lovely range of wooden wall and floor units with complimentary work surfaces incorporating a one and a half bowl sink unit with mixer tap over, integrated oven, four ring electric hob with concealed extractor above, and integrated fridge/freezer, space for washing machine and dishwasher. Useful recessed pantry cupboard, wooden flooring and side door off onto the driveway.

FIRST FLOOR

LANDING

Hatch to loft space, recessed cupboard and window to side elevation.

MASTER BEDROOM

4.09m x 3.40m (13'5" x 11'1")

Excellent sized room to the rear elevation. Coving to the ceiling.

BEDROOM TWO

4.01m x 3.40m (13'1" x 11'1")

Double room to the rear elevation with recessed cupboard. Coving to the ceiling.

BEDROOM THREE

4.47m x 2.64m (14'7" x 8'7")

Double room to the front elevation.

BEDROOM FOUR

3.12m x 2.31m (10'2" x 7'6")

Double room to the front elevation.

FAMILY BATHROOM

3.12m x 2.31m (10'2" x 7'6")

Suite comprising of jacuzzi bath with shower over, pedestal hand basin, low level Wc and Bidet. Heated ladder radiator, part tiling to the walls and wood effect flooring. Recessed spotlights to the ceiling.

OUTSIDE

To the front of the property is a decorative garden area and a paved side driveway provides off street parking leading to a single garage with electric door. The private sunny rear garden has been thoughtfully designed with a paved patio adjacent to the property with a further gravelled area and lawn. To the rear is a lovely feature arbour and there is an abundance of shrubbery and hedging to the boundary line.

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 water, drainage, gas and electricity are connected to the property.

APPLIANCES

No appliances have been tested by the selling 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

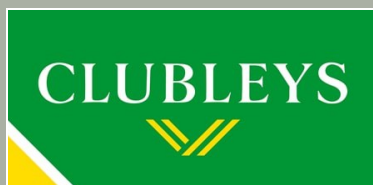
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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	69	77
(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

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.