



Westgate, North Cave, HU15 2NG
£190,000

Philip
Bannister
Estate & Letting Agents

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NO CHAIN - This charming extended three-bedroom home, ideally situated close to the village centre, boasts a front-facing lounge and a dining room that seamlessly opens to a well-fitted kitchen. The first floor accommodates three spacious bedrooms and a family bathroom. The property's standout feature is its expansive rear garden, extending over 60 meters and enjoying a delightful southerly aspect. This impressive outdoor space is perfect for gardening enthusiasts, outdoor activities, and alfresco dining. Additionally, the property is offered with no onward chain.

Key Features

- NO CHAIN
- Extended 3 Bedroom Home
- Long Rear Garden
- Southerly Rear Aspect
- Front Facing Lounge
- Dining Room Opening To Kitchen
- Close To Centre Of The Village
- EPC = D
- Council Tax = B

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	82
(69-80) C	
(55-68) D	62
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	







ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

LOUNGE

12'10 x 12'11 (3.91m x 3.94m)

Accessing the property through a residential entrance door, the front facing lounge features a laminated wood floor, "schoolhouse" radiator and a window to the front elevation.

DINING ROOM

10' x 12'11 (3.05m x 3.94m)

With a staircase to the first floor, tiled flooring and a "schoolhouse" radiator. Opening to:

KITCHEN

7'10 x 11' (2.39m x 3.35m)

The modern kitchen is fitted with a range of high gloss wall and base units mounted with complementary worksurfaces beneath a tiled splashback. There is a stainless steel sink unit beneath a window to the side elevation, integrated oven and hob, space and plumbing for an automatic washing machine. There is a wall mounted boiler and a door leading to the rear.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

12'11 x 12' (3.94m x 3.66m)

A generous double bedroom positioned to the front of the property with a window to the elevation.

BEDROOM 2

7'10 x 7'1 (2.39m x 2.16m)

With a window to the rear which enjoys fabulous views of the garden.

BEDROOM 3

8'1 x 7'1 (2.46m x 2.16m)

With a window to the rear.

BATHROOM

6'11 x 5'9 (2.11m x 1.75m)

Fitted with a three piece suite comprising WC, wash basin and a panelled bath with mixer shower. There are partially tiled walls, tiled floor and a heated towel rail.

OUTSIDE

REAR GARDEN

The rear garden is a real feature of the property, enjoying a southerly aspect and extending in excess of 60m. Immediately to the rear is a secluded gravelled seating area which in turn leads to a raised patio with a timber shed. An extensive lawn is flanked by timber fencing and hedges. There is a gated access which provides a pedestrian right of access over the neighbouring property.

GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B. (East Riding Of Yorkshire).

We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold with an element of Flying Freehold. We also understand that the property benefits from a right of way over neighbouring land.

VIEWINGS

Strictly by appointment with the sole agents.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.



Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of 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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSTEAT Guidance on Referral

Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100







GROUND FLOOR
382 sq.ft. (35.4 sq.m.) approx.

1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 788 sq.ft. (73.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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