



Westgate, North Cave, HU15 2NJ
£360,000


**Philip
Bannister**
Estate & Letting Agents

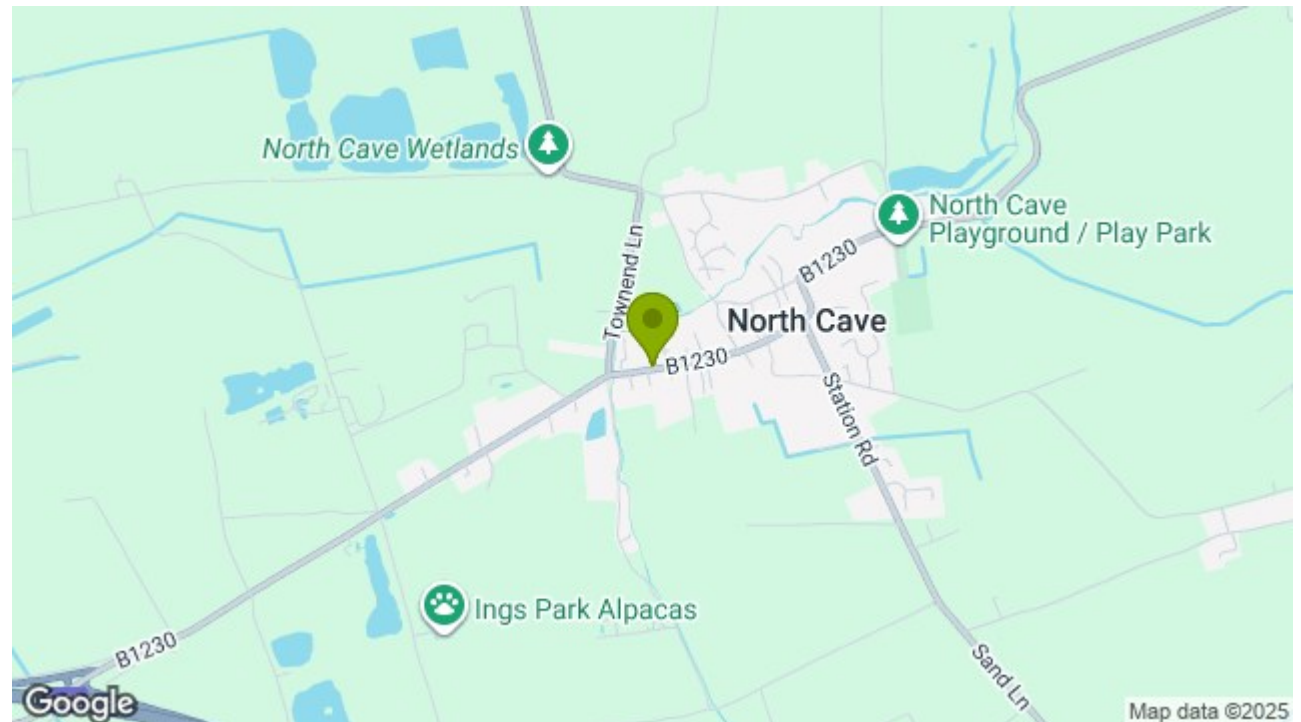
Westgate, North Cave, HU15 2NJ

Situated in the heart of the charming village of North Cave, this unique and traditional home offers a rare opportunity to enjoy village life at its best. Set on a superb plot with a beautifully sized rear garden, the property features generous and flexible accommodation, ideal for a growing family. Full of character and potential, it provides the perfect canvas to create your dream home. Whether you're looking to modernise or preserve its classic charm, this is a true family home with scope to make it your own, all within a welcoming and picturesque community.

Key Features

- No Onward Chain
- Period Semi-Detached Family Home
- Larger Than Average Plot
- Superb Rear Garden Approximately 100m
- Substantial Secure Outbuildings
- Scope To Improve
- Central Village Location
- Full of Character
- EPC = E
- Council Tax = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a timber entrance door. There is a quarry tile floor and a staircase leading to the first floor.

SHOWER ROOM

With a three piece suite comprising WC, wash basin and a shower cubicle. There is partial tiling to the walls.

LOUNGE

A spacious reception room with a feature fireplace housing an open grate fire, two sash windows to the front elevation.

SITTING ROOM

A second reception room with double doors opening from the kitchen. Having an open grate feature fireplace and two sash windows to the front elevation.

DINING KITCHEN

The dining kitchen is fitted with a range of solid wood base units mounted with contrasting worksurfaces and a range of wall mounted display cabinets. There is a sink unit with mixer tap, exposed timber ceiling and space for a variety of whitegoods. The quarry tile floor runs throughout and there is space for a dining table and chairs.

FIRST FLOOR

LANDING

With access to the first floor accommodation.

BEDROOM 1

A generous double bedroom with an open grate cast iron fireplace, a sash window and a fitted wardrobe.

BEDROOM 2

A second double bedroom with an open grate feature fireplace and a sash window to the front elevation.

BEDROOM 3

A good sized third bedroom in to a large dormer window to the rear.

BEDROOM 4

A fourth bedroom with a dormer window to the rear.

BATHROOM

Fitted with a three piece suite comprising WC, wash basin and a panelled bath. There is half height wall tiling.

OUTSIDE

DRIVEWAY

A shared side driveway leads to timber gates and a large gravel parking area with enough space for a large number of vehicles.

OUTBUILDINGS

Within the garden there are two useful brick and tile outbuildings with individual doors and a side lean-to store.

GARDEN

The established rear garden is a great size, approximately 100m in length and is predominantly laid to lawn with a range of shrubs and trees. To the bottom of the garden runs North Cave Beck which would make a peaceful seating area.

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 sealed unit glazing.

COUNCIL TAX - Council Tax Band From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (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.

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.



AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

AGENT NOTES.

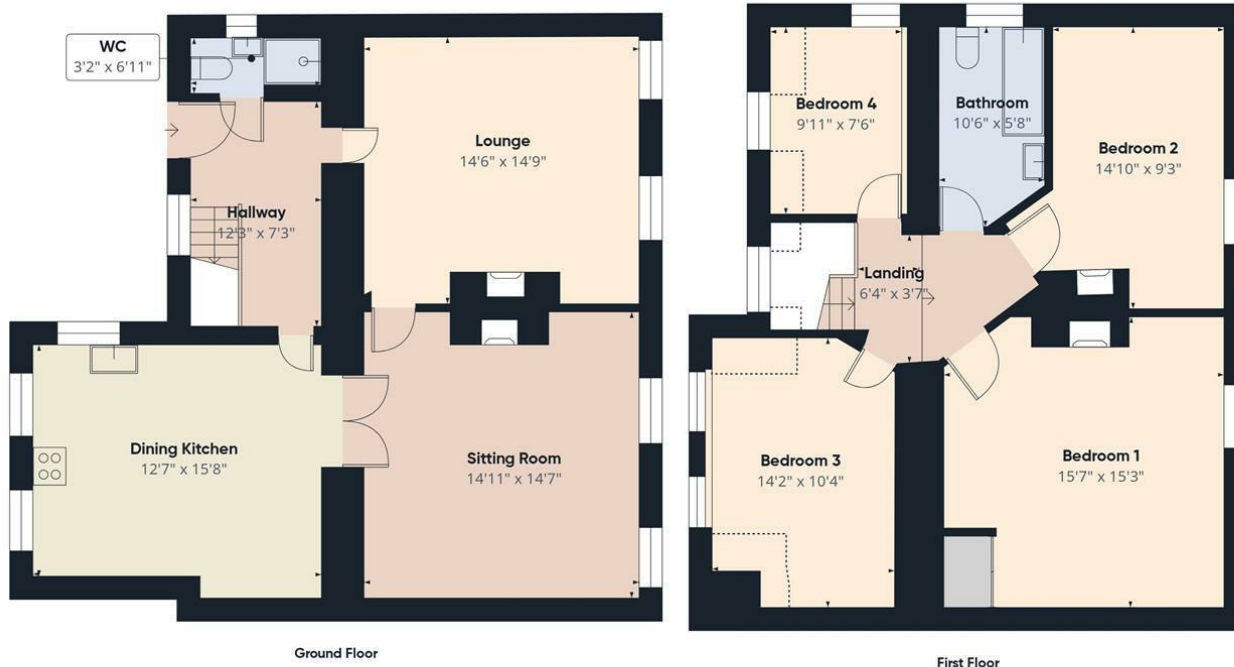
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all 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 NTSEAT 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: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100







Approximate total area⁽¹⁾
1423 ft²
Reduced headroom
33 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360