



Blanshards Lane, North Cave, HU15 2LN
£425,000


**Philip
Bannister**
Estate & Letting Agents

Blanshards Lane, North Cave, HU15 2LN

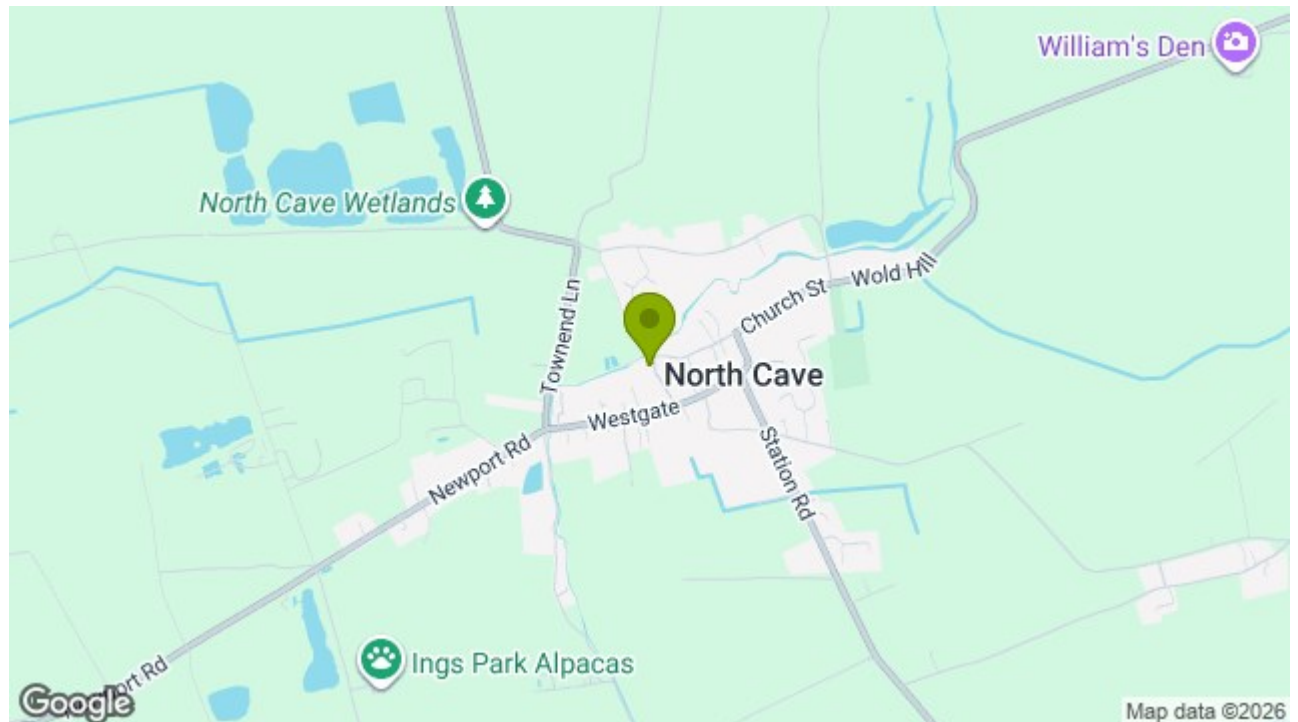
Key Features

- 4 Bedroom Detached Home
- Extremely Versatile Family Living Arrangement
- Stunning 'Midnight Blue' Kitchen With Vaulted Ceiling
- Spacious Lounge + Conservatory
- Ground Floor Bedroom With En-Suite
- 2 Family Bath/Shower Rooms
- Utility Room & WC
- Private Westerly Garden
- Driveway Parking + Store
- EPC = D / Council Tax - E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Situated on a pleasant street scene within the village of North Cave, this versatile detached four-bedroom home has been thoughtfully enhanced by the current owners to create a superb family property with flexible accommodation throughout. The welcoming entrance hall with cloakroom/WC leads to a spacious front-facing lounge with doors opening to a conservatory, while the standout feature is the fabulous family kitchen, beautifully fitted with striking 'midnight blue' units beneath a vaulted ceiling and complemented by an adjoining utility room. A ground floor en-suite bedroom provides ideal accommodation for guests, teenagers or elderly relatives.

To the first floor are three well-proportioned bedrooms and two family bathrooms, with a fixed staircase leading to a boarded loft space offering excellent storage or further versatility. Outside, the property enjoys a generous and private westerly facing rear garden, ideal for enjoying afternoon and evening sun, while a driveway to the front provides ample off-street parking and leads to a useful store created from the former garage.





ACCOMMODATION

The spacious family sized accommodation is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE LOBBY

Allowing access to the property through a composite residential entrance door. There is an internal door to:

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wall hung wash basin. There are half tiled walls and a high-level window to the side elevation.

ENTRANCE HALL

A spacious entrance hall with hardwood flooring, a staircase leads to the first floor accommodation and there is access doors to the principal rooms.

LOUNGE

A generous and light filled reception room with a large picture window to the front and a sliding door to the rear. The room offers a versatile layout and centres around a feature fireplace with a gas fire mounted above a slate hearth.

CONSERVATORY

A brick and uPVC conservatory with views of the garden. There is a tiled floor and French doors opening to a patio area.

FAMILY KITCHEN

This stunning kitchen area is the heart of this wonderful home and has designated areas for cooking, formal and casual dining. The kitchen has been recently fitted with a comprehensive range of 'midnight blue' wall and base units along with tall larder units. There is marble effect worksurfaces beneath matching splashbacks and recessed twin sink unit with a Quooker instant boil mixer tap. Integrated

appliances within the units include a twin oven, dishwasher, fridge and freezer. A matching central island includes a ceramic hob and retractable power sockets. There is an overhanging breakfast bar for casual dining. To the opposite end of the room there is space for a dining table, chairs and a sofa which provides perfect space for formal dining and relaxing. The room sits beneath a vaulted ceiling and there is light filling the space through a series of skylights, windows to two aspects and French doors opening to the garden. There is under cabinet lighting and a continuation of the solid wood flooring.

UTILITY ROOM

The utility room is fitted with a range of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. There is a stainless steel sink unit with mixer tap, space for freestanding appliances include a washing machine, dryer and larder fridge. A door leads to the side of the property and there is a wall mounted Vaillant boiler.

GROUND FLOOR BEDROOM

A convenient ground floor bedroom which could be utilised as a guest suite, for elderly relatives or teenagers alike. There is useful storage, two windows to the side elevation and access to:

EN-SUITE

Fitted with a modern three piece suite comprising WC, wall mounted wash basin and a shower enclosure with a tiled inset and a thermostatic shower. There is a wall mounted heated towel rail.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a large storage cupboard and a door which leads to a second staircase.

BEDROOM 1

A spacious double bedroom with a large picture window and an open wardrobe above the stairwell.

BEDROOM 2

A further double bedroom with a window to the front elevation and a storage cupboard/wardrobe over the stairwell.

BEDROOM 3

A third good sized bedroom with a window to the rear elevation.

BATHROOM

The bathroom is fitted with a modern three piece suite comprising WC with concealed cistern, vanity wash basin within a fixed unit and a panelled bath with mixer tap and handheld shower attachment. There is a heated towel rail and a window to the rear elevation.

SHOWER ROOM

The shower room is fitted with a three piece suite comprising WC, pedestal wash basin and a shower enclosure with tiled inset and thermostatic shower. There is splashback wall tiling, a heated towel rail and a window to the rear elevation.

SECOND FLOOR

LOFT SPACE

A useful area with electrical sockets and a window to the rear elevation. There is a vaulted ceiling and access to eaves storage.

OUTSIDE

FRONT

To the front of the property there is extensive off street parking with a driveway and adjacent gravel area providing further potential for parking. The driveway leads to a useful store which was the former garage.



REAR

The rear garden is a real feature of the property due to its excellent size, privacy and its westerly aspect. The garden is mainly laid to lawn with planting beds and timber fencing. There is a patio area which adjoins the property with a footpath leading to one side where there is a timber shed and raised beds. A greenhouse is positioned towards the bottom corner.

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 double glazing.

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

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric

checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.

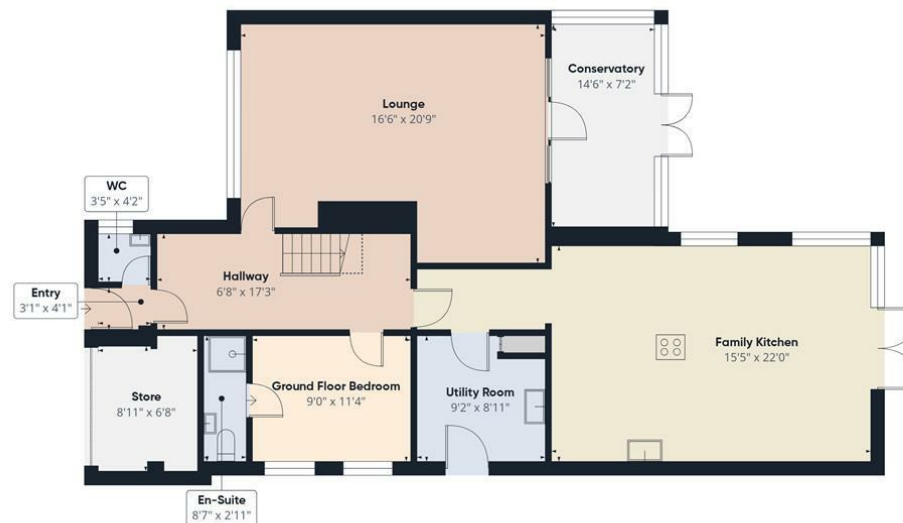
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all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







Ground Floor



First Floor



Floor 2



Approximate total area⁽¹⁾

1883 ft²

Reduced headroom

16 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

