

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

**Limb**  
MOVING HOME



*3 Appleton Court, North Cave, East Yorkshire, HU15 2GA*

- 📍 Detached House
- 📍 Generous Proportions
- 📍 Ideal Family Home
- 📍 Council Tax Band = E
- 📍 4 Bedrooms
- 📍 Open-Plan Kitchen
- 📍 Centre of Village
- 📍 Freehold/EPC = C

**£398,000**

## INTRODUCTION

This fabulous four bedroom detached home in North Cave offers generous proportions throughout, being perfectly suited to a growing family and those looking for village life. Its convenient location ensures straightforward access to both Hull and Leeds via the A63/M62 motorway network as well as the local amenities which the village has to offer being on the doorstep. North Cave primary school ensures opportunity for excellent schooling, with the property also sitting in the South Hunsley Secondary School catchment area.

The accommodation briefly comprises an entrance hall, stylish lounge, open-plan kitchen/dining room, snug/play room and W.C.. To the first floor are four bedrooms, en-suite shower room and a family bathroom. At the front of the property, a drive with off-street parking for two vehicles leads to a garage. A paved patio sits at outside French doors from the dining room, followed by lawn and an additional patio in the far corner of the garden which is ideally placed to catch sunlight throughout the day.

## LOCATION

North Cave is a charming and historic village in the East Riding of Yorkshire, within a landscape defined by its period properties and scenic surroundings. The village provides a perfect retreat for those seeking a slower pace of life while remaining exceptionally well-connected to the region's commercial hubs.

The area is home to essential amenities, including a local shop with a post office, and the White Hart pub. For nature enthusiasts, the award-winning North Cave Wetlands nature reserve is on the doorstep, while the nearby Williams' Den provides a unique, high-quality indoor and outdoor adventure park for children. Hotham park is located close by providing ample opportunities for recreation, and the landscaped Millennium Walk runs behind the house along the stream.

An excellent standard of education makes the village a perennial favourite for families. The village is home to North Cave Church of England Primary School, a well-regarded institution at the centre of the community. For secondary education, the village falls within the catchment for South Hunsley School and Sixth Form College in Melton, with further independent schooling options within easy reach, ensuring top-tier academic paths for all students.

North Cave provides superb regional connectivity, uniquely positioned for rapid access to the national road network. The village is situated a mile away from the A63/M62, providing a direct link to Hull, Leeds, and the wider motorway network. For rail travel, nearby Brough station offers regular regional services and direct high-speed links to London King's Cross.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 15 miles
- Beverley: Approx. 11 miles
- York: Approx. 26 miles
- Leeds: Approx. 48 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

## ACCOMMODATION

Residential entrance door to:

## ENTRANCE HALL

A great first impression - generously sized with access to large storage cupboard, window to front and stairs to the first floor.



## LOUNGE

Beautifully presented, with gas fireplace and stone mantle to centre, bay window to the front elevation and a wall of acoustic panelling.



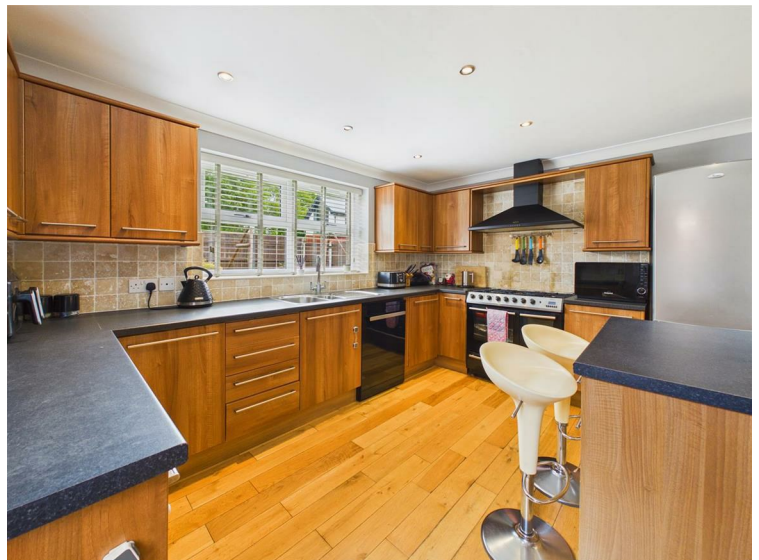
## KITCHEN/DINING ROOM

Open-plan space to the rear of the property with a kitchen and dining area. Understairs storage cupboard access.



## KITCHEN AREA

Well-presented kitchen with fitted units and worksurfaces throughout, also boasting a central island. There is a range cooker with canopied extractor above, plumbing for a dishwasher, integrated washing machine and space for a dryer as well as one-and-a-half sink & drainer beneath a window to the rear elevation. A door provides access to the rear and side of the house.



## DINING AREA

Double doors lead into the snug, French doors open onto the rear patio.



## SNUG/DAY/PLAY ROOM/OFFICE

Suitable for a variety of uses, with window to the front elevation and two Velux windows.



## W.C.

Wash-hand basin and low-flush W.C..



## FIRST FLOOR

### LANDING

With large storage cupboard and loft access.

## BEDROOM 1

With a window to the front elevation, stylish fitted wardrobes and en-suite access.





### *EN-SUITE SHOWER ROOM*

A stylish en-suite comprising low-flush W.C., wash-hand basin atop fitted vanity unit and shower enclosure to corner, with a floor and surround throughout.



## BEDROOM 2

With fitted sliding wardrobes and window to the rear elevation.



## BEDROOM 3

Windows to the front and rear elevations and fitted wardrobes.



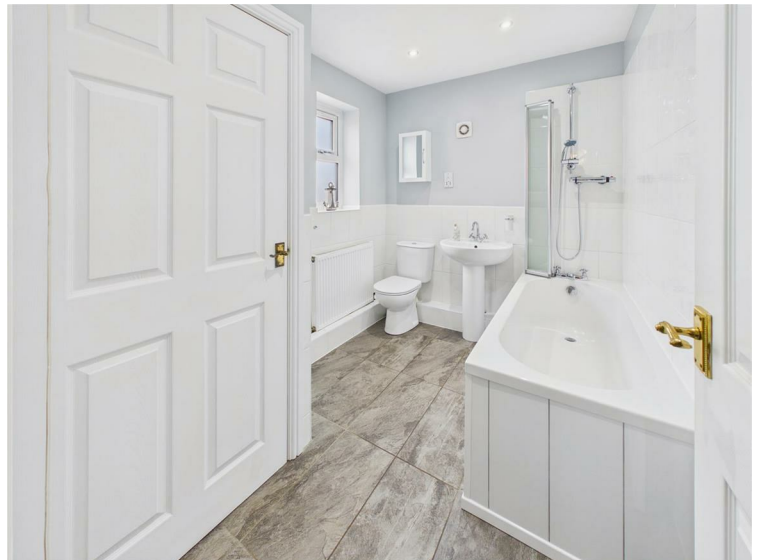
## BEDROOM 4

Window to the rear elevation.



## BATHROOM

Generously sized with tiled flooring and half-tiled surround, comprising low-flush W.C., wash-hand basin and bath with folding shower screen and shower. Storage cupboard to corner.



## OUTSIDE

A paved patio is accessed from French doors of the dining room, followed by lawn and an additional patio in the far corner of the garden which is ideally placed to catch sunlight throughout the day. At the front of the property, a drive with off-street parking for two vehicles leads to a garage.



## REAR VIEW



## HEATING

The property has the benefit of gas central heating.

## GLAZING

The property has the benefit of double glazing.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.

All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.

Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:

(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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 Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.

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.

These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

## PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

## PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

