Welton Road, Brough, East Yorkshire, HU15 1AF

01482 669982
info@limbestateagents.co.uk
limbestateagents.co.uk

Limb
MOVING HOME

4 Vicarage Walk, North Cave, East Yorkshire, HU15 2PH

- Attractive Detached House
- Cul-De-Sac Location
- 4 Beds / 2 Baths
- Council Tax Band = E
- 2 Reception Rooms
- Rear Conservatory
- Double Garage
- Freehold / EPC = D

Guide Price £350,000

INTRODUCTION

OFFERS INVITED BETWEEN £350,000 and £360,000.

This attractive four bedroomed detached house stands in the popular cul-de-sac of Vicarage Walk , close to North Cave village centre. The property would be ideal for a number of purchasers and provides a versatile layout with good sized rooms and well presented accommodation. Features include a spacious lounge linking through to a dining room and conservatory beyond. There is a lovely comprehensively fitted breakfast kitchen in addition to a useful utility room and downstairs cloaks/W.C.. Internal access is available through to the double garage. Upon the first floor are four good sized bedrooms, three extensively fitted with wardrobing and there is an en-suite shower room to bed one in addition to a family bathroom. The accommodation boasts gas fired central heating and uPVC framed double glazing. Outside, a double width driveway provides parking and access to the double garage with a lawn extending to the front. To the rear, an enclosed garden has a patio area with lawn and mature borders.

LOCATION

This idyllic location enjoys an active community with its own public house, newsagents, post office, village hall, primary school and a wide variety of clubs, events and activities to embrace, including its own Women's Institute, plus cricket, football and indoor bowls for sporting enthusiasts.

You can enjoy a charming village lifestyle whilst being well connected to the surrounding areas. Situated with easy access to the M62 as well as the A63, you can quickly reach the larger cities of Hull, Leeds, York, Sheffield and Doncaster. Nearby Brough train station also runs regular services to these towns and cities, making it an ideal place from which to commute and explore.

From this idyllic setting you can also enjoy the many local attractions on your doorstep such as North Cave Wetlands – a Yorkshire Wildlife Trust nature reserve with walking trails, grazing animals and a variety of wildlife to observe. South Cave Falconry Centre is a great place for families of all ages, offering guided tours of the aviaries, spectacular flying sessions and a small animal petting farm. Just over a mile away, Williams Den is an award-winning adventure centre perfect for little explorers to connect with nature.

When it's time to relax you cannot fail to be impressed by the grandeur of nearby Cave Castle, with its original turrets and historic features making a perfect country retreat where you can indulge in golf, dining, spa treatments or the health club.

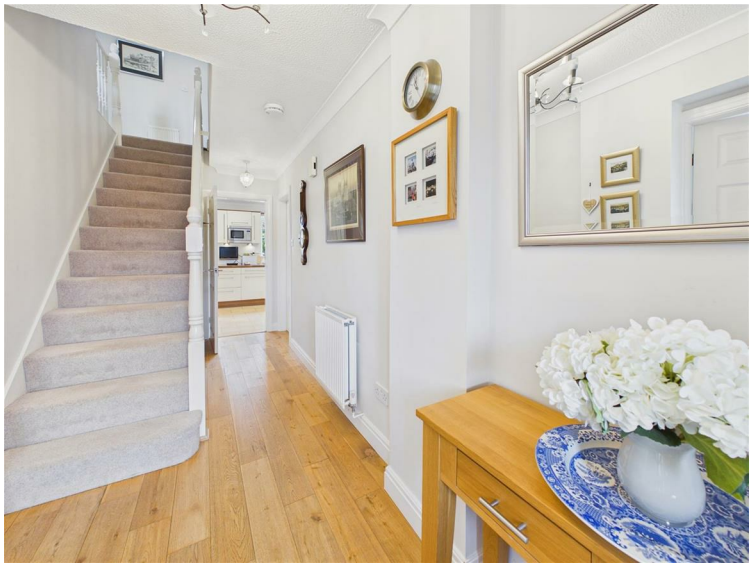
Beverley – 11 Miles
Hull – 15 Miles
Humberside Airport – 22 Miles
York – 26 Miles
Doncaster – 31 Miles
Leeds – 46 Miles

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With engineered oak flooring, stairs to first floor off and cupboard beneath.



CLOAKS/W.C.

Concealed flush W.C., wash hand, heated towel rail.

LOUNGE

A feature fire surround with marble hearth and backplate housing a living flame gas fire. Bay window to front elevation.

DINING ROOM

Accessed from lounge, kitchen and conservatory. A wide opening opens through to:

CONSERVATORY

With views across the garden and double doors leading out.

KITCHEN

Having an excellent range of high gloss fronted floor and wall mounted units with contrasting worksurfaces. Features include a stainless steel sink and drainer with mixer tap, NEFF double oven and combi microwave oven above, five ring gas hob, extractor hood over, dishwasher, larder fridge freezer. Tiling to the floor, windows overlooking the rear garden.

UTILITY ROOM

Fitted units, sink and drainer, plumbing for automatic washing machine, space for further appliances. External access door to rear, internal door to double garage.

FIRST FLOOR

LANDING

Access to roof void. Over stairs linen cupboard.

BEDROOM 1

A luxurious bedroom with an extensive range of fitted wardrobes, windows to front elevation.

EN-SUITE SHOWER ROOM

Large shower enclosure, low level W.C. and wash hand basin, tiled surround, heated towel rail.

BEDROOM 2

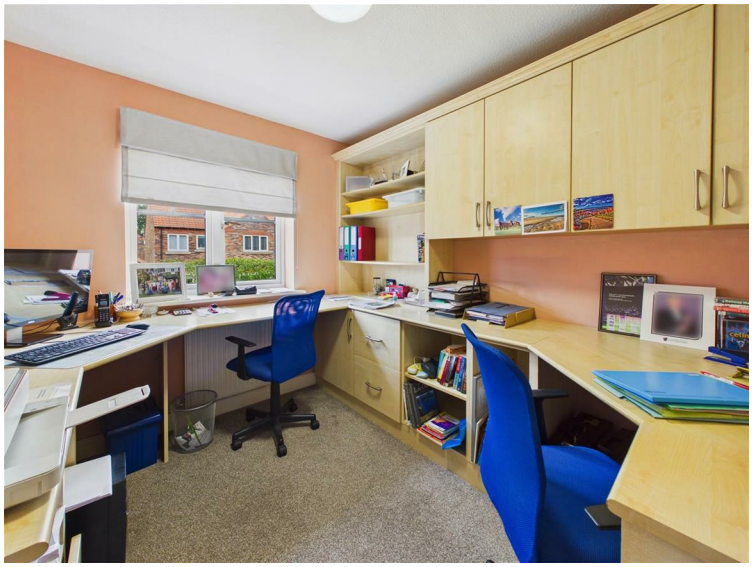
A large double bedroom with extensive fitted wardrobing, window to front.

BEDROOM 3

With fitted wardrobing, window to rear.

BEDROOM 4/STUDY

Ideal with a study with fitted furniture comprising desks, drawers, storage cupboards, window to rear.



BATHROOM

With white suite comprising low level W.C., pedestal wash hand basin, panelled bath with shower over, tiled surround.

OUTSIDE

To the front, a double width driveway provides parking and access to the double garage with a lawn extending to the front. The rear garden has a large paved patio with lawn beyond and mature borders.

HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of uPVC framed 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, such as floor coverings, curtains and light fittings. 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

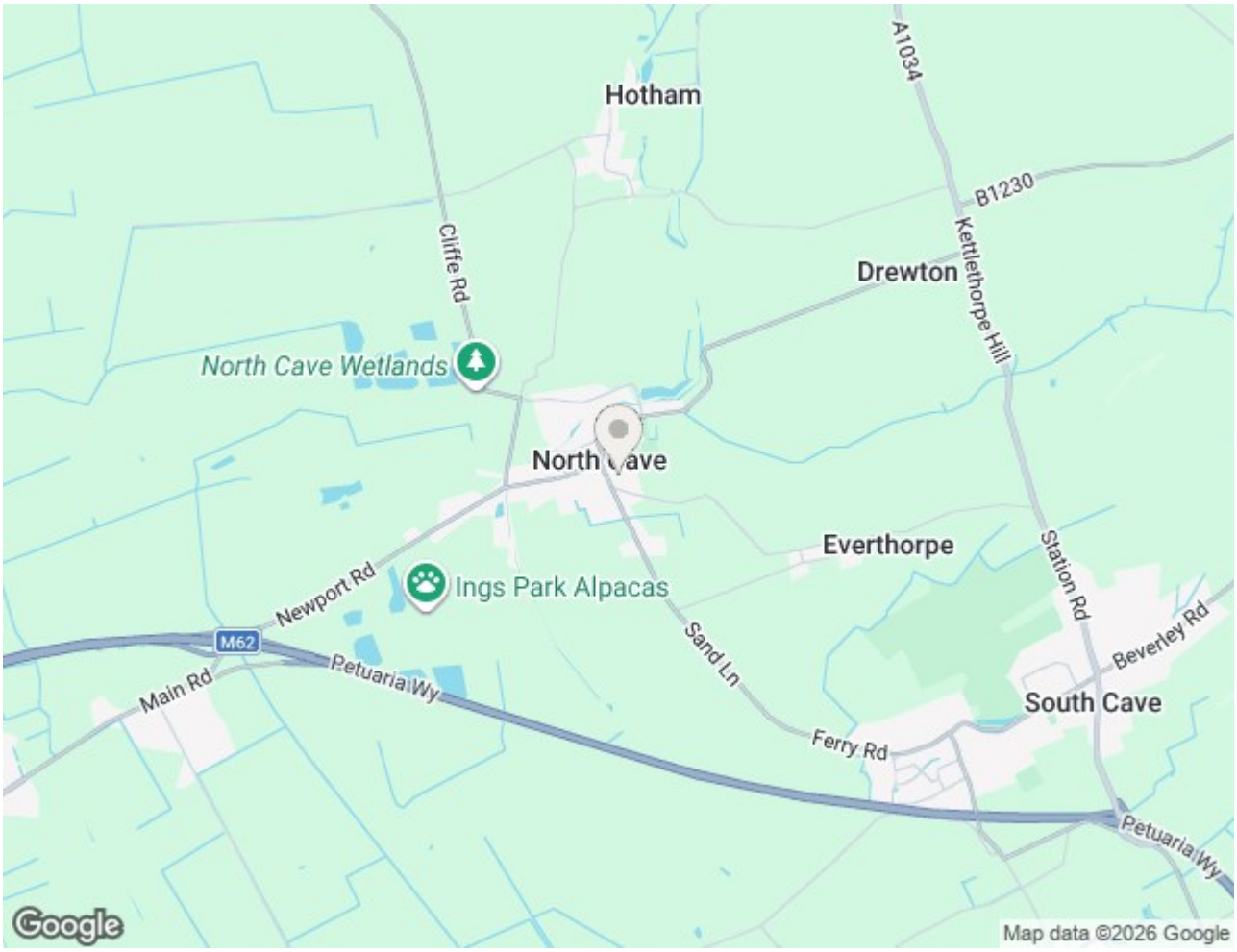
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware 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.


Hotham
A1034
B1230
Cliffe Rd
Drewton
Kettlethorpe Hill
North Cave Wetlands
North Cave
Everthorpe
Station Rd
Newport Rd
Ings Park Alpacas
M62
Sand Ln
Beverley Rd
Main Rd
Petuaria Wy
South Cave
Ferry Rd
Petuaria Wy
Google
Map data ©2026 Google

Floor 0

Approximate total area(1)

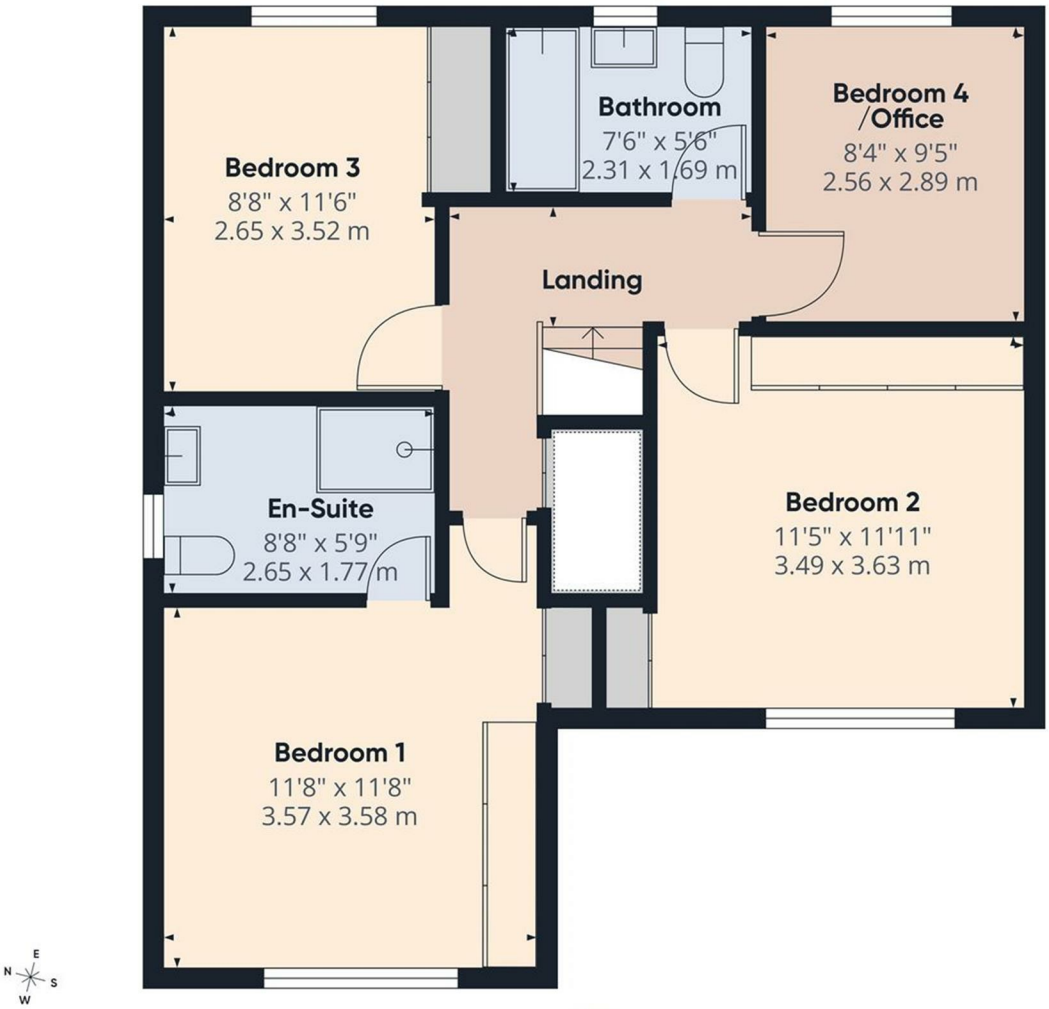
1062 ft²

98.6 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 1

Approximate total area(1)

626 ft²

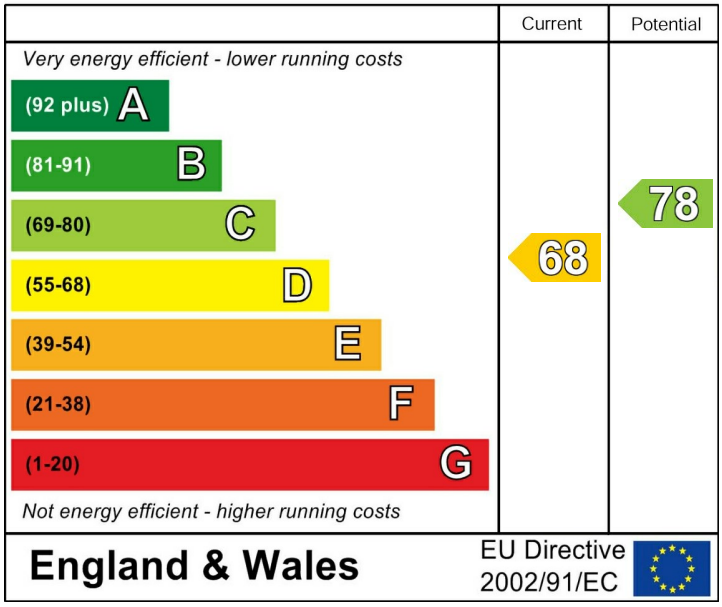
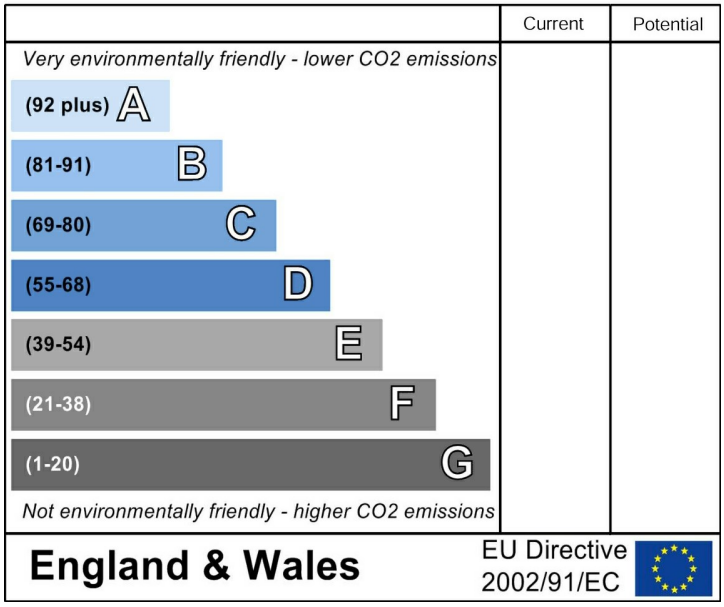
58.1 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating