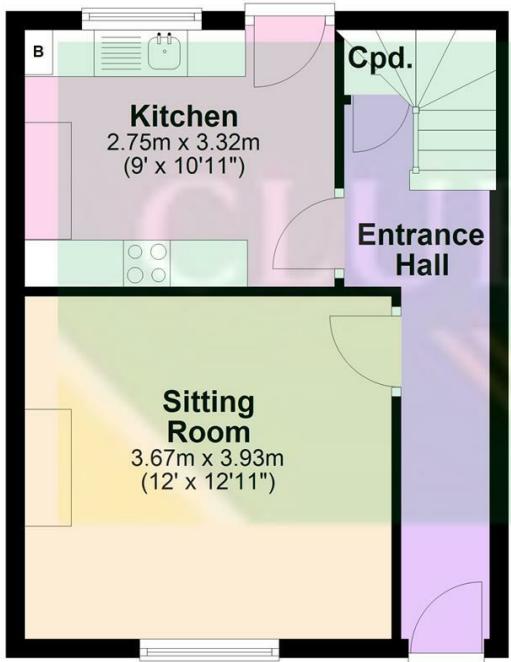
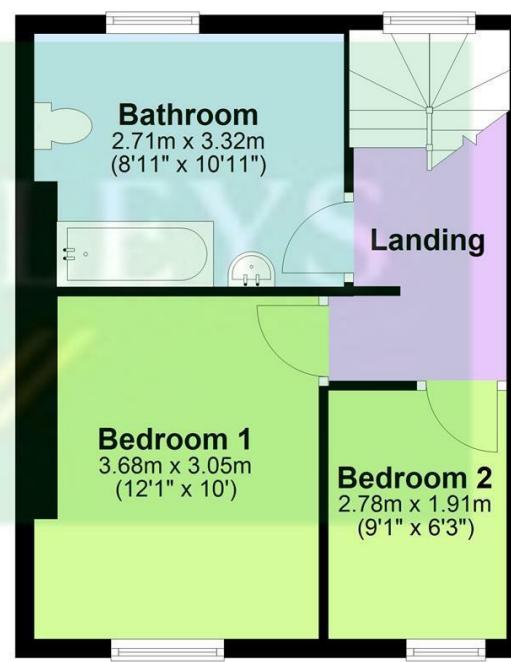


**Ground Floor**  
Approx. 32.5 sq. metres (349.5 sq. feet)



**First Floor**  
Approx. 33.0 sq. metres (355.7 sq. feet)



Total area: approx. 65.5 sq. metres (705.2 sq. feet)

**AGENTS NOTES**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MATERIAL INFORMATION**

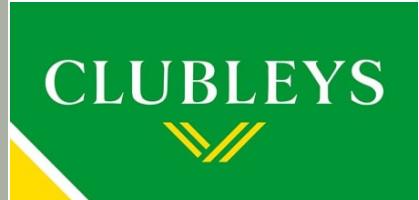
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

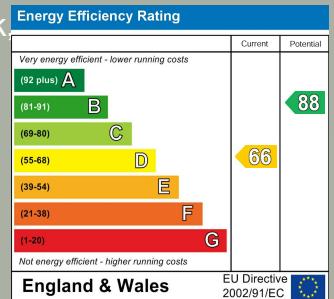
Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



A charming two-bedroom cottage in the picturesque village of North Cave, offering a delightful sense of space and character throughout. The property, offered with no onward chain, features a welcoming entrance hall with staircase leading to the first floor, a bright sitting room at the front, and a fitted kitchen at the rear with direct access to the enclosed garden. Upstairs, there are two comfortable bedrooms and a generous, well-proportioned bathroom. Outside, the property benefits from a private rear garden with shed, fenced boundaries, and gated access for bins. While the cottage is in need of some updating, the market price reflects this, presenting a fantastic opportunity to create a home to your own taste in a desirable location.

Tenure: Freehold. East Riding of Yorkshire Council BAND: A.

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Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.



## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Pvc front entrance door, laminate flooring, two radiators, stairs leading to the first floor with cupboard under.

### SITTING ROOM

3.67m x 3.93m (12'0" x 12'10")  
Wooden decorative fire surround and mantle, radiator, TV aerial point.

### KITCHEN

2.75m x 3.32m (9'0" x 10'10")  
Fitted with a range of wall and base units comprising work surfaces, single drainer stainless steel sink unit, electric oven, gas hob with extractor hood over, plumbing for automatic washer, wall mounted gas fired central heating boiler, Pvc rear entrance door.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Radiator.

#### BEDROOM 1

3.68m x 3.05m (12'0" x 10'0")  
Radiator.

#### BEDROOM 2

2.78m x 1.91m (9'1" x 6'3")  
Radiator.

#### BATHROOM

2.71m x 3.32m (8'10" x 10'10")  
Three piece white suite comprising panelled bath with shower over, low flush WC, pedestal wash hand basin, part tiled walls, radiator.

### OUTSIDE

Outside, the property benefits from a private rear garden with shed, fenced boundaries, and gated access for bins.

### ADDITIONAL INFORMATION

Please Note: The property is 'For Sale' as seen in its current condition. Our sellers are aware of obvious signs of damp within the property.

### SERVICES

Mains water, gas, electricity and drainage.

### APPLIANCES

No appliances have been tested by the agent.

