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**Limb**  
MOVING HOME



*12 North View, Little Weighton, East Yorkshire, HU20 3UL*

📍 Extended Detached House

📍 26ft. Long Family Room

📍 4 bedrooms

📍 Council Tax Band = E

📍 Double Garage

📍 Cul-de-sac Setting

📍 Open Views to Rear

📍 Freehold/EPC = D

**£415,000**

## INTRODUCTION

This four bedroomed detached house has been significantly extended to the rear with a 26ft. long family room which takes advantage of the open aspect to the rear. Situated in a small residential cul-de-sac in the centre of the village, this lovely family home has gardens to front and rear together with parking and a double garage. The accommodation is depicted on the attached floorplan and briefly comprises a central hall with cloaks/W.C., large lounge, dining room, kitchen, utility and a fabulous family room overlooking the garden. Upon the first floor are four bedrooms, the main of which has fitted wardrobes and an en-suite shower room. There is also a family bathroom. A recent investment has been the installation of an air source heat pump heating system which enhanced the energy efficiency of the property.. The property is approached across a double width driveway providing good parking and access to the double garage which has 2 single entry doors. There is a lawned garden to the front. The sunny southerly facing rear garden is mainly lawned complimented by patio areas. It is worth noting that the garden is not overlooked having an open aspect. Viewing is strongly recommended.

## LOCATION

North View is a residential cul-de-sac accessed from South Wold which leads directly off Main Street next to the village pub. Little Weighton is a popular village clustered around an attractive duck pond and green, conveniently placed some 4 miles to the west of Cottingham with Walkington and Beverley nearby. Convenient access can be gained towards west Hull villages, Humber Bridge northern approach road and the A63/M62 motorway network. Nearby Cottingham has an excellent range of shops and amenities and there is a regular bus service from the village to Cottingham, Hull and Beverley.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

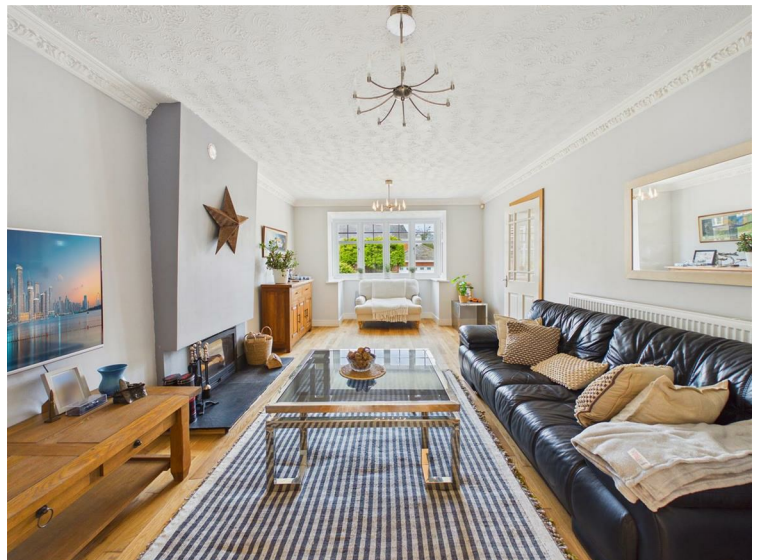
A spacious hallway with beautiful oak strip flooring and contemporary oak and chrome detailed balustrade.

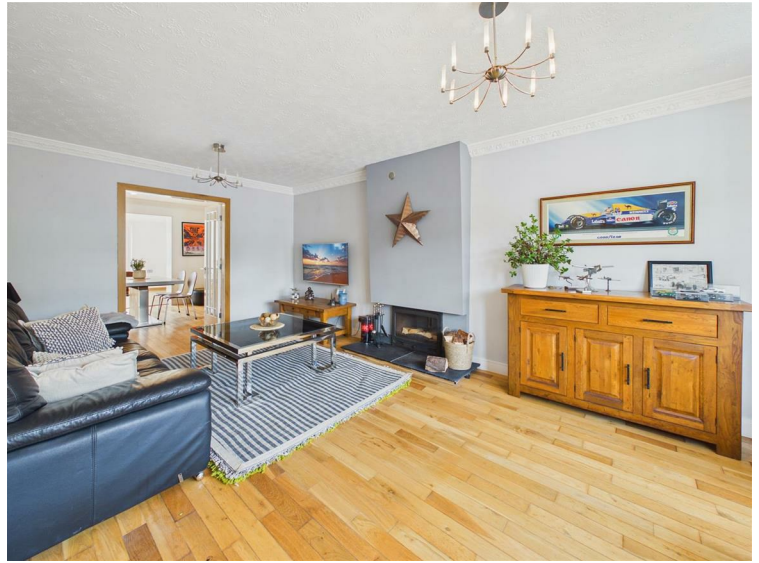
### W.C.

With low level W.C., wash hand basin.

### LIVING ROOM

A great room to relax or entertain in. Deep bay window to front elevation and a low level log burner upon a hearth. A beautiful oak strip floor extends throughout and into the dining room through a pair of double doors.





## DINING ROOM

Situated off the kitchen, the room also provides access to the living room and family room.

