CLUBLEYS

73, Westgate,
North Cave, HU15 2NG
£450,000







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ABOUT THE PROPERTY

This exquisite detached house on Westgate offers a perfect blend of traditional elegance and modern comfort. Spanning an impressive 2,422 square feet, this property boasts four spacious reception rooms, providing ample space for both relaxation and entertaining. The high ceilings and original features, including delightful open fireplaces, add a touch of character and warmth to the home.

With four well-appointed bedrooms, this residence is ideal for families or those seeking extra space. The three bathrooms ensure convenience for all, making morning routines a breeze. One of the standout features of this property is the lovely garden room, which invites natural light and offers a serene space to unwind while enjoying views of the beautifully maintained south-facing rear garden.

The outdoor space is a true gem, perfect for gardening enthusiasts or those who simply wish to bask in the sun. The combination of traditional charm and modern amenities makes this home a rare find in the area. This property provides the perfect backdrop for a comfortable lifestyle - Don't miss the opportunity to make this stunning house your new home.

Tenure - Freehold
Council Tax Band - E



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Estate Agents | Lettings Agents | Chartered Surveyors

Tenure: Freehold
East Riding of Yorkshire
Band: E

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Original features including front entrance door, banister, panelling, coving, wooden flooring. Understairs pantry cupboard. Original rear door leading to garden.

LIVING ROOM
4.130 x 3.850 (13'6" x 12'7")
Double glazed window to the front, open fireplace with oak beam feature.

STUDY
3.850 x 3.150 (12'7" x 10'4")
Double glazed window to the front, original built in cupboards, exposed beams.

SITTING ROOM
5.560 x 4.130 (18'2" x 13'6")
Double glazed patio doors leading to rear garden, cast iron open fireplace with surround, original wooden floor, radiator, high ceilings, original coving.

KITCHEN
4.920 x 3.580 (16'1" x 11'8")
Fitted with a range of wall & base units with work surfaces over, space for fridge/freezer, space/plumbing for dishwasher, island with oak work surface over, space for Rangemaster style over with extractor over, white ceramic sink with mixer tap, radiator, double glazed doors leading to rear garden.

DINING ROOM
3.850 x 2.530 (12'7" x 8'3")
Double glazed window to the front, radiator.

LOBBY
Built in cupboards for storage, tiled flooring.

UTILITY
Fitted with base units with work surfaces over, stainless sink with mixer tap, cupboard for tumble dryer & washing machine.

SHOWER ROOM

DOWNSTAIRS WC
Low level WC, pedestal wash hand basin.

GARDEN ROOM
3.150 x 2.850 (10'4" x 9'4")
Vaulted ceiling, double glazed windows & doors leading to rear garden, tiled flooring.

LANDING
Double glazed window to the front.

MASTER BEDROOM
4.790 x 4.030 (15'8" x 13'2")
Double glazed window to the rear, radiator, original floorboards.

DRESSING ROOM
3.950 x 3.520 (12'11" x 11'6")
Double glazed window to the rear, radiator.

ENSUITE
Double glazed opaque window to the rear, freestanding roll top bath with cast iron feet, pedestal wash hand basin, low level WC, radiator.

BEDROOM TWO
4.100 x 3.040 (13'5" x 9'11")
Double glazed window to the front, working open fireplace, radiator.

BEDROOM THREE
3.980 x 3.690 (13'0" x 12'1")
Double glazed window to the front, capped fireplace, radiator.

BEDROOM FOUR
3.980 x 3.000 (13'0" x 9'10")
Double glazed window to the side, radiator.

DRESSING ROOM
3.000 x 2.150 (9'10" x 7'0")
Skylight, cupboards for storage.

FAMILY BATHROOM
Panelled bath with rainfall shower, pedestal wash hand basin, low level WC, radiator.

OUTSIDE
To the rear of the property is the south facing garden with a high level brick wall to the sides, wooden fencing to the rear. Open views to the rear. Paved patio area with further decorative gravelled seating areas. Mature trees, shrubs & foliage.

ADDITIONAL INFORMATION
*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

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

*Referral Fees
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.

Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

MEASUREMENTS/FLOORPLANS
Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

APPLIANCES
No appliances have been tested by the agent.

SERVICES
Mains water, drainage and electricity are connected to the property.

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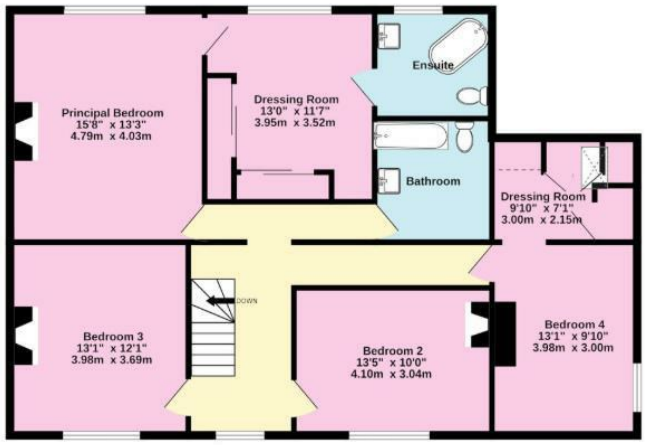




GROUND FLOOR
1202 sq.ft. (111.7 sq.m.) approx.



1ST FLOOR
1116 sq.ft. (103.7 sq.m.) approx.



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.

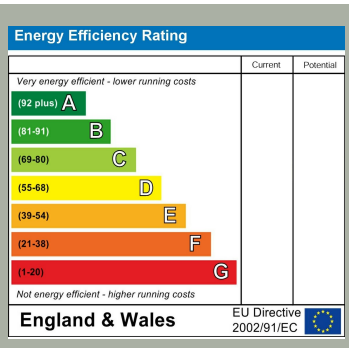
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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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.

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.