



**Church Street, North Cave HU15 2LW**

***Welcome to***

**Church Street, North Cave**

GUIDE PRICE £250,000 - £260,000. Viewings are highly recommended to fully appreciate the generous accommodation on offer, as this deceptively spacious three-bedroom semi-detached home is far larger than first appears.



### Entrance Porch

Accessed via the front entrance door, providing a useful space for coats and footwear, with an internal door leading into the entrance hall.

### Entrance Hall

Welcoming entrance hall with access to the downstairs WC and double doors opening into the lounge.

### Downstairs Wc

Fitted with a low-level WC and wash hand basin.

### Lounge

A generously proportioned reception room positioned to the rear of the property, enjoying views over the garden through a rear-facing window. Staircase leading to the first-floor landing and an internal door providing access to the kitchen.

### Kitchen

Fitted with a range of wall and base units complemented by work surfaces incorporating a sink and drainer unit. Integrated electric oven with extractor hood above, plumbing for a washing machine, understairs storage cupboard housing the oil-fired central heating boiler, rear-facing window and door providing access to the outside.

### First Floor Landing

Light and airy landing with a window to the front elevation and staircase leading to the second-floor bedroom.

### Bedroom One

A superbly spacious principal bedroom, originally configured as two separate bedrooms and subsequently combined to create one large room with a dedicated dressing area/wardrobe space. The original doorway remains in place, offering the potential for purchasers to reinstate a fourth bedroom or separate room if required.

### Bedroom Two

Double bedroom with a window overlooking the rear elevation.

### Family Bathroom

Fitted with a panelled bath, wash hand basin and low-level WC, with a window allowing natural light and ventilation.

### Bedroom Three

A lovely-sized room offering versatile accommodation, currently used as a second reception room.. Featuring fitted wardrobes with sliding mirrored doors and a window providing natural light. An ideal principal bedroom, guest suite, hobbies room or additional living space.

### Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

### Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



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## **Church Street, North Cave**

- GUIDE PRICE £250,000 - £260,000
- Deceptively Spacious Three-Bedroom Semi-Detached Home
- Desirable Village Location
- Downstairs WC
- Spacious Lounge And Fitted Kitchen

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£250,000 - £260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBY111896 - 0002

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**william h brown**



**01482 653111**



[Willerby@williamhbrown.co.uk](mailto:Willerby@williamhbrown.co.uk)



10 Kingston Road, Willerby, HULL, East  
Yorkshire, HU10 6BN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**