



Brook Terrace, North Cave, HU15 2LL  
Offers Invited £175,000

Philip  
**Bannister**  
Estate & Letting Agents

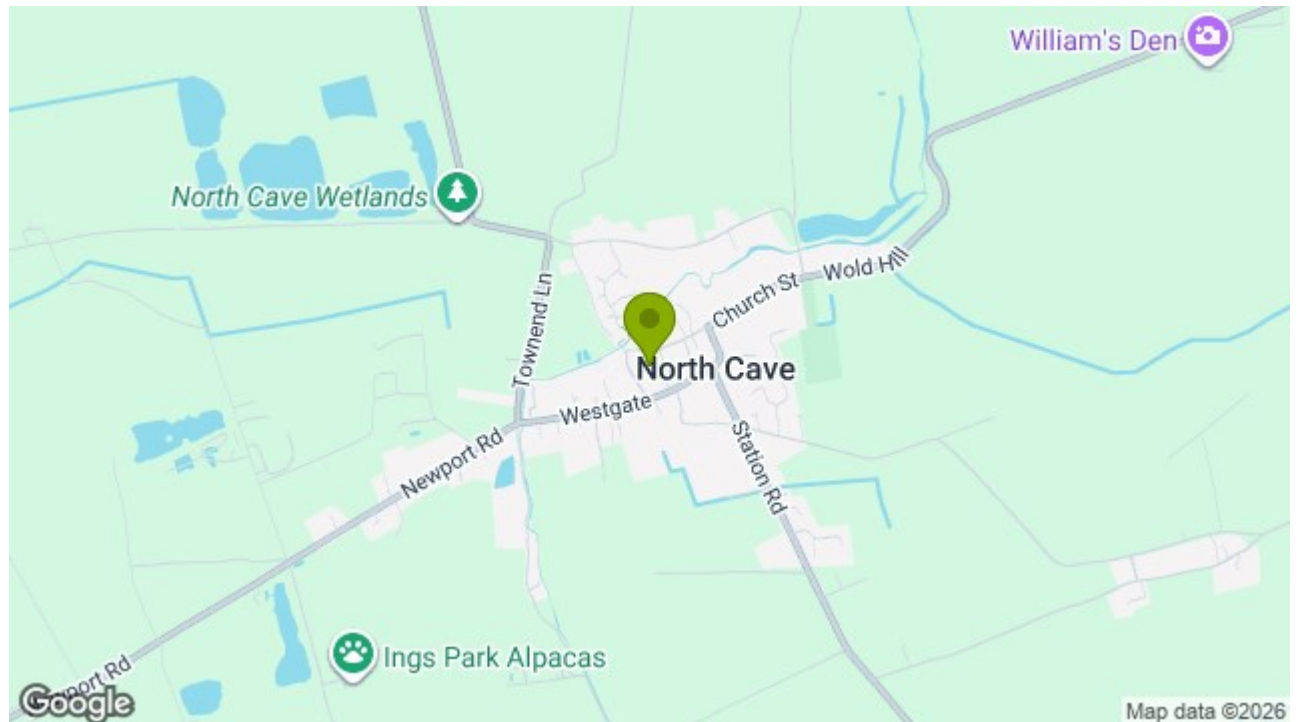
# Brook Terrace, North Cave, HU15 2LL

## Key Features

- Beautifully Presented Cottage
- 2 Double Bedrooms
- Extended Dining Kitchen
- Gardens & Versatile Outbuilding
- Cosy Lounge With Stunning Fireplace
- Village Location
- Council Tax = B
- EPC = D

OFFERS INVITED BETWEEN £175,000 - £185,000 - This beautifully presented, extended two double bedroom cottage is nestled in a highly desirable location within the sought-after village of North Cave. Sympathetically updated in recent years, the property retains much of its original period charm, including a stunning open fireplace that adds character and warmth to the cosy lounge. The stylishly extended dining kitchen offers a generous and inviting space for everyday living and entertaining. Upstairs, two double bedrooms are complemented by a well-appointed bathroom. Externally, the home benefits from gardens to both the front and rear, plus a versatile outbuilding.

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 85                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 65      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |





## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### LOUNGE

A residential entrance door provides access to the property. The front facing reception room includes a beautiful cast iron fireplace with ornate surround, engineered oak flooring and recessed spotlights. There is also a window to the front elevation.

#### DINING KITCHEN

A superb open plan space with areas for cooking and dining. The kitchen is fitted with contrasting wall and base units which are mounted with solid wood worksurfaces beneath a tiled splashback, a sink unit sits beneath a window to the rear elevation and there is an integral oven, hob and extractor. A space and plumbing is available for an automatic washing machine and there is further space for a larger fridge freezer. An external door leads to the rear. The dining area provides ample space for a dining suite and a staircase with leads to the first floor accommodation with a cupboard beneath. A continuation of the engineered oak flooring runs throughout and there are recessed spotlights.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level.

#### BEDROOM 1

A double bedroom with a window to the front elevation and recessed spotlights.

#### BEDROOM 2

A second double bedroom with fitted bed, a window

to the rear, recessed spotlights and access to a cupboard over the stairwell.

### BATHROOM

The well appointed bathroom is fitted with a three piece suite comprising WC, inset vanity wash basin and a panelled bath with tiling above, glazed screen and a mixer shower.

### OUTSIDE

#### FRONT

To the front of the property there is a lawned garden accompanied by a patio area and a timber shed.

#### REAR

A gravelled courtyard area leads to a useful outbuilding with large timber doors and an electric supply.

### PARKING

It is understood that there is vehicular access from the entrance road and a communal parking area.

### GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

### TENURE

We understand that the property is Freehold.

### VIEWINGS

Strictly by appointment with the sole agents.

### VIRTUAL STAGING.

Certain images in this listing have been digitally enhanced or virtually staged using AI to illustrate the potential of the space. Furniture, décor, landscaping and other items shown are for visualisation purposes only and may not represent the property's current condition. Buyers are advised to verify all features through their own inspection.

### MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the



vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, 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 and any intending purchaser or tenant 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 Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

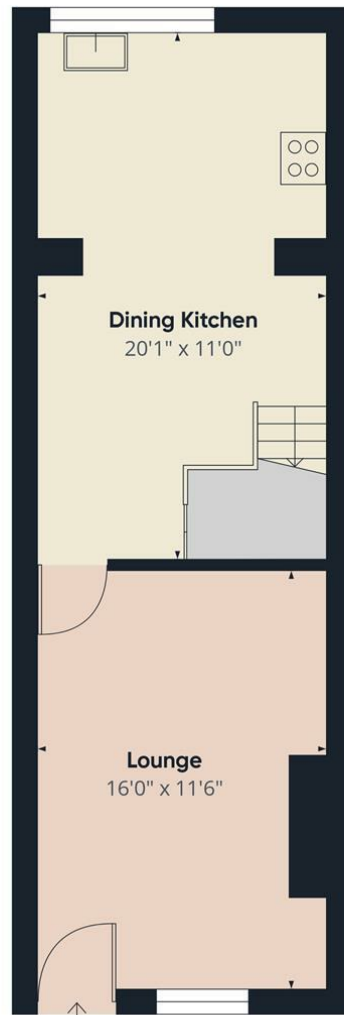
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and

prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100

### **AML.**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





Ground Floor



First Floor

Approximate total area<sup>(1)</sup>  
662 ft<sup>2</sup>

(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.

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