

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



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

- 📍 Semi Detached House
- 📍 Very Deceptive Accom.
- 📍 Unique Design
- 📍 Council Tax Band = C

- 📍 Many Possibilities
- 📍 3 Bedrooms
- 📍 Very Convenient Location
- 📍 Freehold/EPC = D

£269,950

## INTRODUCTION

A really unique and very deceptive semi detached house offering excellent accommodation with a variety of configurations possible, you cannot help to be impressed by the appeal and size of this individual home. The current layout is depicted on the attached floorplan and could be altered in several ways. The main bedroom measures approximately 21'0" x 8'9" and was originally designed being 2 bedrooms which could be restored quite easily by an incoming purchaser. The second floor loft room is ideal as a sitting room or large bedroom. The property occupies a corner style plot at the junction of Denmark Rise and has hard landscaped areas to side and rear of the house together with a driveway providing access to a single garage. Viewing is certainly recommended to appreciate the appeal of this lovely home.

## LOCATION

The property is located along the picturesque street scene of Church Street where a number of period properties and homes of distinction are to be found. The immediate street scene is the quieter end of the street being towards Blanchards Lane and a running trout stream. This sought after village lies at the foot of the Yorkshire Wolds and retains a real village feel with a sense of community. The village has its own preschool and primary school and currently falls within the catchment area for the highly regarded South Hunsley School for which there is a bus service. It also retains a local shop, post office, and pub, village trust recreation and sports club, canoe, subaqua and indoor bowls club and the well renowned William's Den, all helping to make North Cave a friendly place to live. For the wildlife lover, North Cave wetlands, a Yorkshire wildlife trust reserve lies nearby and is home to an array of birds of regional importance. Minutes from local shops and beautiful countryside this is ideal for walking, riding, cycling and exploring picturesque villages. Ideally situated for the commuter with junction 34 of the A63/M62 motorway network located approximately 1 mile to the south and a mainline station at Brough is approximately 10 minutes driving time away thus the village provides good links both locally and nationally. The city of Hull's renaissance is illustrated by The Deep - a world renowned oceanographic discovery centre and culture includes a fabulous museum quarter together with Hull new theatre and Hull Truck which regularly features musicals, opera, ballet, drama and pantomimes. The historic town of Beverley lies approximately 20 minutes driving distance known for its westwood, impressive minster and historic market place.

## ACCOMMODATION

Double glazed residential entrance door and matching surrounds to:

## ENTRANCE PORCH

With internal door to:

## HALLWAY

Double doors providing access through to the living room. Situated off is the cloaks/W.C..

## W.C.

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

## LIVING ROOM

A lovely room situated to the rear of the house with window overlooking the garden. Staircase to corner leading up to the first floor and internal door through to the kitchen.



## KITCHEN

Having an extensive range of formica fitted units, work surfaces and there is an integrated oven, hob, extractor hood, circular sink and drainer with mixer tap, plumbing for automatic washing machine, window and door to rear. Understairs cupboard which houses the oil fired central heating boiler.



## FIRST FLOOR

### LANDING

With window to front elevation. Further staircase leading up to the upper floor.

## BEDROOM 1

10'0" x 8'8" (3.05m x 2.64m)

This bedroom has been enlarged to encapsulate the original bedroom 3 however, this could be reverted quite easily by an incoming purchaser as the doorway into bed 3 still exists with fitted wardrobing having mirrored fronts, windows to both front and rear elevations. If the original layout was restored, it would create bedrooms of the following sizes: 10'9" x 4'0" (3.28m x 1.22m) and 10'0" x 8'8" (3.05m x 2.64m) approximately.





## BEDROOM 2

With window to rear elevation.



## BATHROOM

With suite comprising low level W.C., wash hand basin and bath with shower attachment, tiled surround.



## SECOND FLOOR

### LANDING

### BEDROOM/SITTING

A lovely sized double room with fitted wardrobe having sliding mirrored front and two windows to the rear elevation.



## OUTSIDE

The property occupies a corner style plot at the junction of Denmark Rise with Church Street and the house is majority hard landscaped to front and side elevations. The rear garden has been extensively paved complimented by stocked borders. A personnel door allows entry to the single garage which is accessed from Denmark Rise.



## HEATING

The property has oil fired central heating.

## GLAZING

uPVC double glazing.

## DRAINAGE

Mains drainage.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

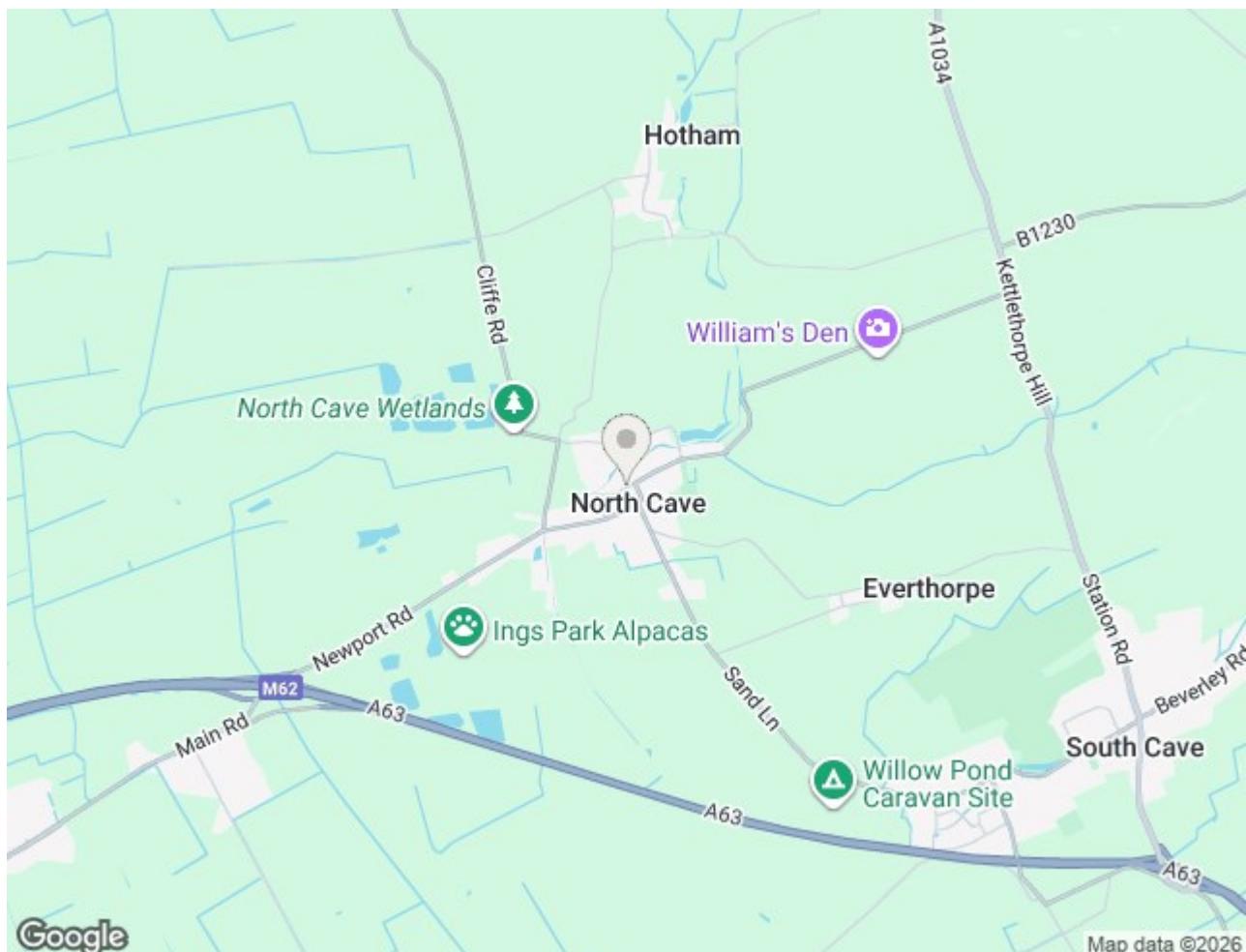
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents 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 Limb Estate Agents 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## PHOTOGRAPH DISCLAIMER

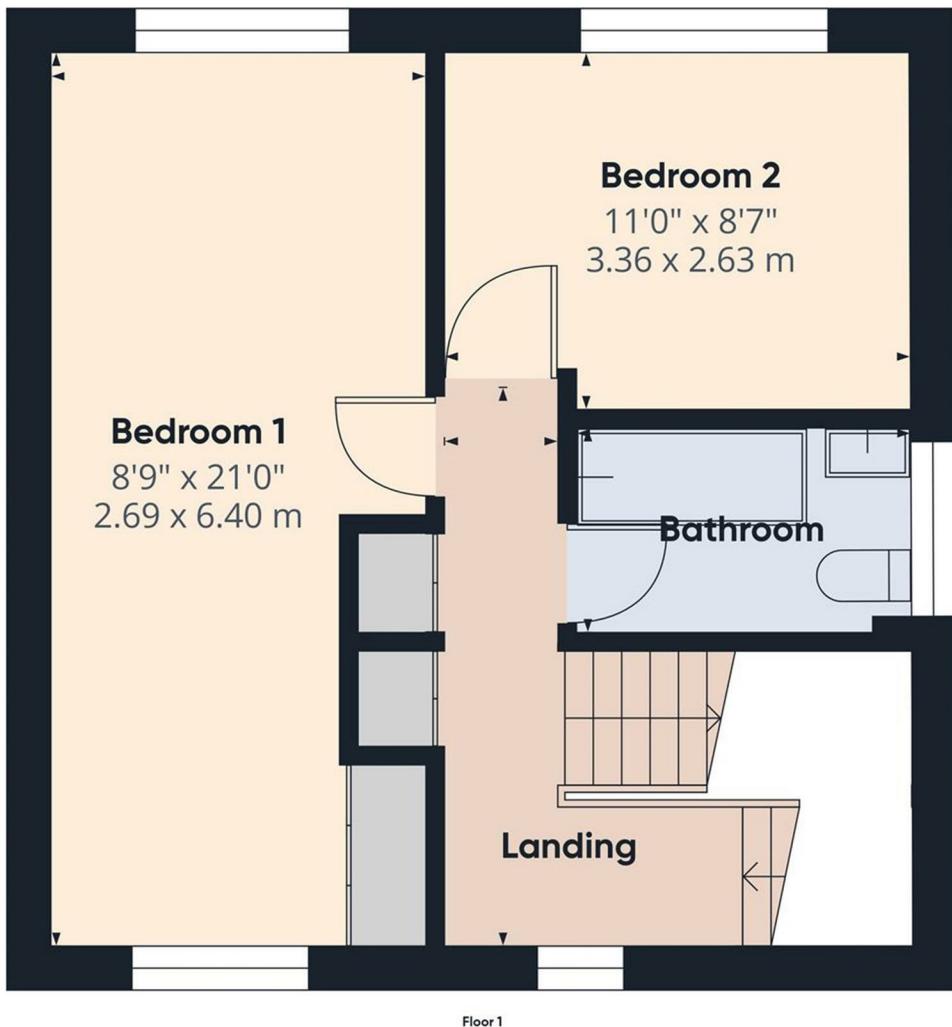
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.







Approximate total area<sup>(1)</sup>  
 376 ft<sup>2</sup>  
 34.9 m<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.

GIRAFFE360



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	