



Blanshards Lane, North Cave, HU15 2LN
£415,000


**Philip
Bannister**
Estate & Letting Agents

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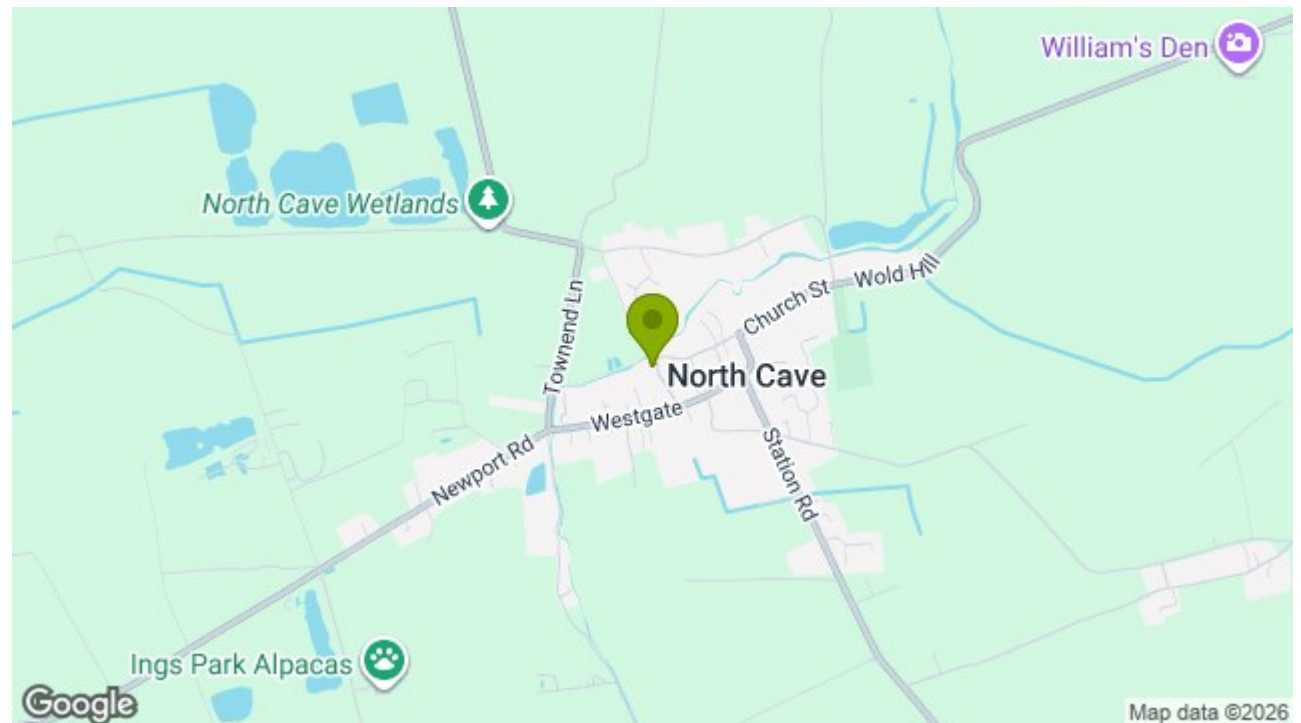
Key Features

- Stunning 'Midnight Blue' Kitchen with Vaulted Ceiling & Skylights
- Generous & Private Westerly-Facing Rear Garden
- Highly Versatile 4-Bedroom Detached Family Home
- Flexible Ground Floor Bedroom with En-Suite
- Spacious Dual-Aspect Lounge & Bright Conservatory
- Three First-Floor Bedrooms with Two Dedicated Bathrooms (No Morning Rush!)
- Separate Utility Room & Ground Floor WC
- Ample Driveway Parking & Desirable Village Location
- EPC = D / Council Tax - E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Boasting a spectacular plot with a large, private westerly garden, this unique 4-bedroom detached home features a stunning vaulted kitchen and a premium ground-floor en-suite bedroom offering an ideal setup for multi-generational living, independent teenagers, a home office or an elite home-gym. The welcoming entrance hall with cloakroom/WC leads to a spacious dual-aspect lounge with doors opening to a conservatory. The standout feature of the home is the fabulous family kitchen, beautifully fitted with striking 'midnight blue' units beneath a vaulted ceiling and complemented by an adjoining utility room.

To the first floor are three well-proportioned bedrooms, which are served by two separate family bathrooms ensuring no morning rush for busy households. A fixed staircase leads to a fully boarded, decorated loft, offering excellent potential for a hobby room, dedicated office space, or organised storage. Outside, the property enjoys a generous and private westerly facing rear garden, ideal for enjoying afternoon and evening sun, while a driveway to the front provides ample off-street parking and leads to a useful integrated store.





ACCOMMODATION

The spacious family sized accommodation is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE LOBBY

Allowing access to the property through a composite residential entrance door. There is an internal door to:

CLOAKROOM/WC

Fitted with a two-piece suite comprising WC and wall hung wash basin. There are half tiled walls and a high-level window to the side elevation.

ENTRANCE HALL

A spacious entrance hall with hardwood flooring, a staircase leads to the first-floor accommodation and there is access doors to the principal rooms.

LOUNGE

A generous and light filled reception room with a large picture window to the front and a sliding door to the rear. The room offers a versatile layout and centres around a feature fireplace with a gas fire mounted above a slate hearth.

CONSERVATORY

A brick and uPVC conservatory with views of the garden. There is a tiled floor and French doors opening to a patio area.

FAMILY KITCHEN

This stunning kitchen area is the heart of this wonderful home and has designated areas for cooking, formal and casual dining. The kitchen has been recently fitted with a comprehensive range of 'midnight blue' wall and base units along with tall larder units. There is marble effect worksurfaces beneath matching splashbacks and recessed twin sink unit with a Quooker instant boil mixer tap. Integrated

appliances within the units include a twin oven, dishwasher, fridge and freezer. A matching central island includes a ceramic hob and retractable power sockets. There is an overhanging breakfast bar for casual dining. To the opposite end of the room there is space for a dining table, chairs and a sofa which provides perfect space for formal dining and relaxing. The room sits beneath a vaulted ceiling and there is light filling the space through a series of electrically-operated skylights, windows to two aspects and French doors opening to the garden. There is under cabinet lighting and a continuation of the solid wood flooring.

UTILITY ROOM

The larger than average utility room is fitted with a range of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. There is a stainless-steel sink unit with mixer tap, space for freestanding appliances include a washing machine, dryer and larder fridge. A door leads to the side of the property and there is a wall mounted Vaillant boiler.

GROUND FLOOR BEDROOM/MULTI-USE SUITE

An incredibly versatile double bedroom featuring its own private en-suite shower room. This room offers an excellent degree of quiet and privacy, making it an ideal independent space for guests or teenagers, a quiet home office, or the ultimate self-contained home gym where you can step straight from a workout into the shower.

EN-SUITE

Fitted with a modern three-piece suite comprising WC, wall mounted wash basin and a shower enclosure with a tiled inset and a thermostatic shower. There is a wall mounted heated towel rail.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a large storage cupboard and a door which leads to a second staircase.

BEDROOM 1

A spacious double bedroom with a large picture window and an open wardrobe above the stairwell.

BEDROOM 2

A further, generous, double bedroom with a window to the front elevation and a storage cupboard/wardrobe over the stairwell.

BEDROOM 3

A further, generous, double bedroom with a window to the front elevation and a storage cupboard/wardrobe over the stairwell.

BATHROOM & SEPERATE SHOWER ROOM

An exceptional setup for busy households, boasting two contemporary three-piece suites side-by-side. One offers a relaxing panelled bath with a vanity unit, while the other features a modern thermostatic shower cubicle. Both are finished with heated towel rails and rear-facing windows.

SECOND FLOOR

DECORATED LOFT SPACE

A useful area, accessed via a fixed staircase, with electrical sockets, a skylight, and a window to the rear elevation. There is a vaulted ceiling and access to eaves storage

OUTSIDE

FRONT

To the front of the property there is extensive off-street parking with a driveway and adjacent gravel area providing further potential for parking. The driveway leads to a useful store.



REAR

The rear garden is a real feature of the property due to its excellent size, privacy and its westerly aspect. The garden is mainly laid to lawn with planting beds and timber fencing. There is a patio area which adjoins the property with a footpath leading to one side where there is a timber shed and raised beds. A greenhouse is positioned towards the bottom corner.

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 sealed unit double glazing.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E. (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.

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.

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.

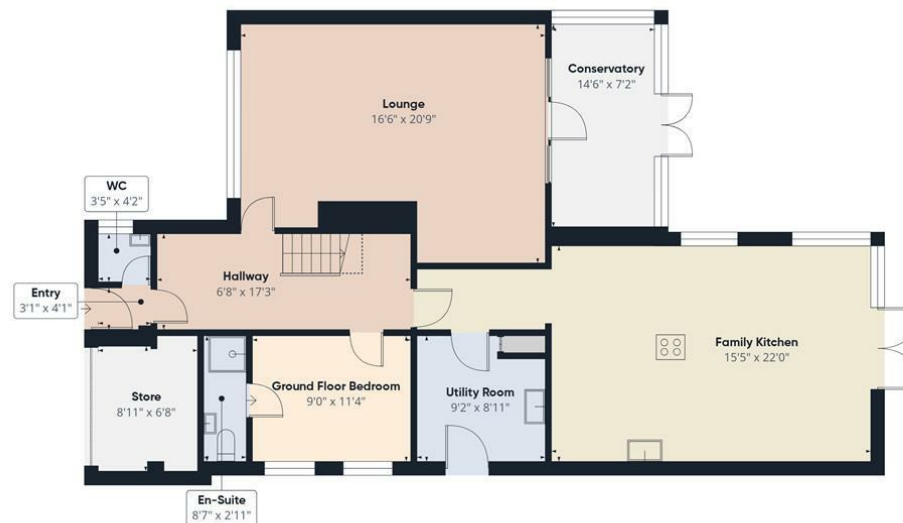
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Ground Floor



First Floor



Floor 2



Approximate total area⁽¹⁾

1883 ft²

Reduced headroom

16 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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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