



Old Forge Apartments, North Cave, HU15 2NU  
£115,000

  
**Philip  
Bannister**  
Estate & Letting Agents



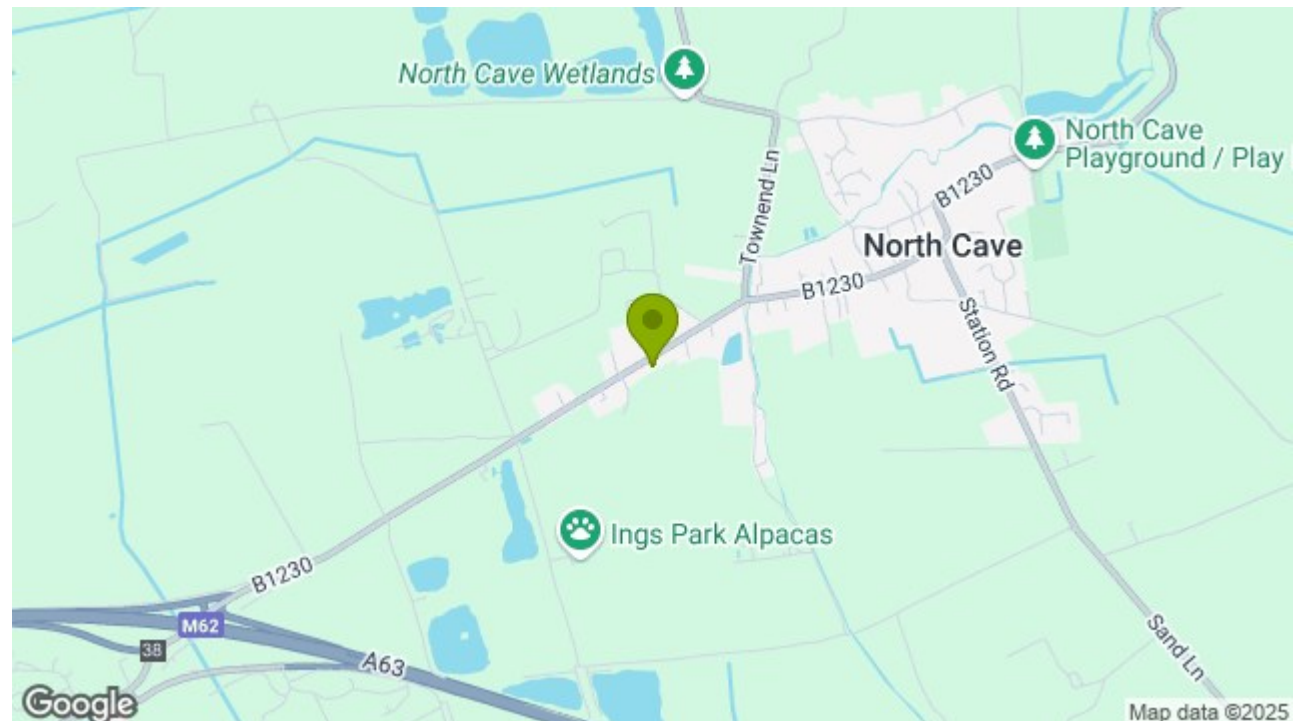
# Old Forge Apartments, North Cave, HU15 2NU

This spacious first-floor apartment rivals the size of higher-priced houses and is immaculately presented throughout, making it an ideal first home or investment opportunity. Featuring two double bedrooms, a stylish open-plan lounge, kitchen, and dining area, and a well-appointed bathroom, the property offers modern and comfortable living. The bright living space is enhanced by large sliding doors that open onto a private balcony, while allocated parking beneath, along with visitor spaces, adds convenience. Positioned on the edge of the village, it provides excellent access to the A63 and M62, ensuring easy connectivity.

## Key Features

- Spacious Apartment
- First Floor
- 2 Double Bedrooms
- Open Plan Lounge Kitchen Diner
- Well Presented Throughout
- Balcony Seating Area
- Allocated Parking + Visitor Parking
- Leasehold With Share Of Freehold
- EPC = C
- Council Tax = A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(55-68) <b>D</b>		
(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 located upon the first floor with accommodation comprising:

### ENTRANCE HALL

Accessed via an external staircase, a residential entrance door leads to the property. There is a fitted cupboard and an internal door to:

### LOUNGE KITCHEN DINER

A fabulous open plan living space which incorporates dedicated areas for living, dining and kitchen.

### LOUNGE DINER

12'4 max x 19'10 max (3.76m max x 6.05m max)  
A welcoming living space with a large sliding doors leading to a balcony. A dining area is open plan to:

### KITCHEN

11'5 x 9'3 (3.48m x 2.82m)  
The kitchen features a range of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. There is a stainless steel sink unit, integrated double oven, hob and extractor hood. There is space and plumbing for an automatic washing machine along with further space for other white goods.

### INNER HALL

With access to the remaining accommodation. There is a built-in storage cupboard.

### BEDROOM 1

11'2 x 10'1 (3.40m x 3.07m)  
A double bedroom with feature wall panelling, fitted wardrobes and a window to the front elevation.

### BEDROOM 2

11'5 x 9'3 (3.48m x 2.82m)  
A second double bedroom with a window to the front elevation.

### BATHROOM

The well appointed bathroom is fitted with a three piece suite comprising WC, wash basin and a panelled bath with a glazed screen and shower above. There is tiling to the walls and floor along with a heated towel rail.

### OUTSIDE

The private staircase leads which leads to the property includes a balcony area. An allocated parking space is available beneath the balcony and there is additional visitor spaces.

### 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 A. (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 Leasehold with a share of the Freehold. The property enjoys a 999

year lease commencing 28.01.1994 along with along with a service charge of approximately £50 per month which includes the buildings insurance. When purchasing the property you will become a shareholder in OLD FORGE (NORTH CAVE) LIMITED. We recommend that the above information is verified by your legal representatives in pre-contract enquiries.

### VIEWINGS

Strictly by appointment with the sole agents.

### 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.

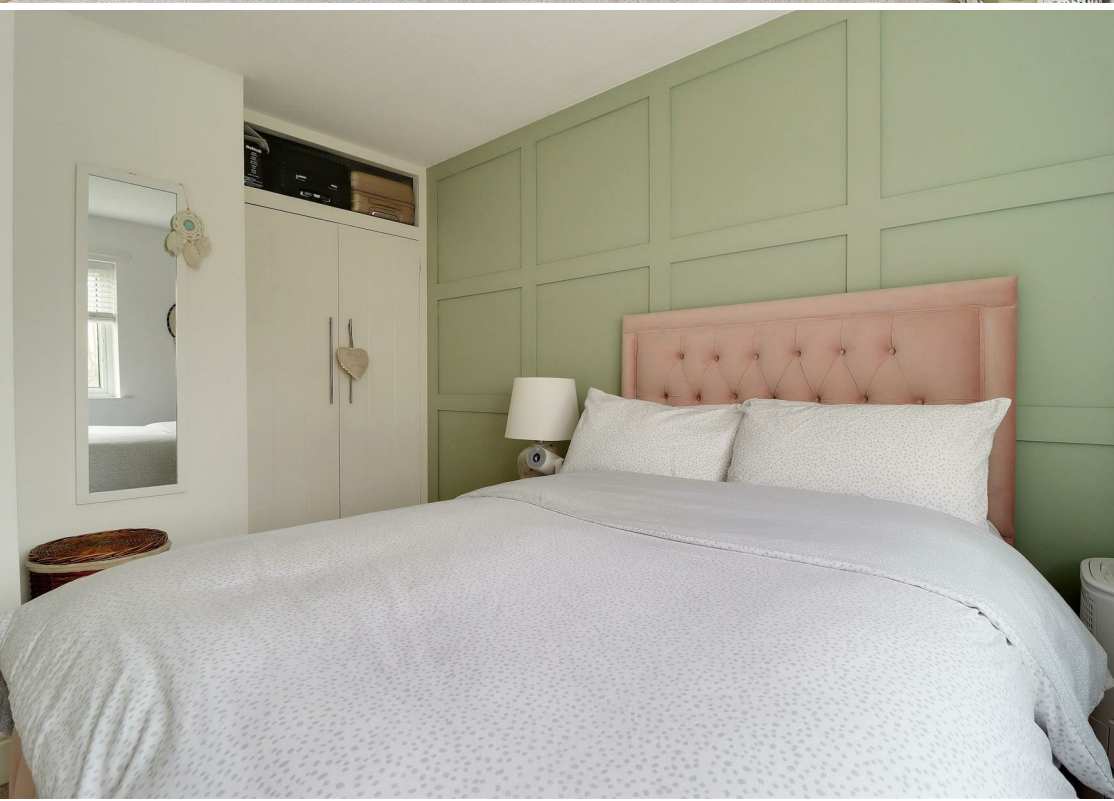
Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### 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



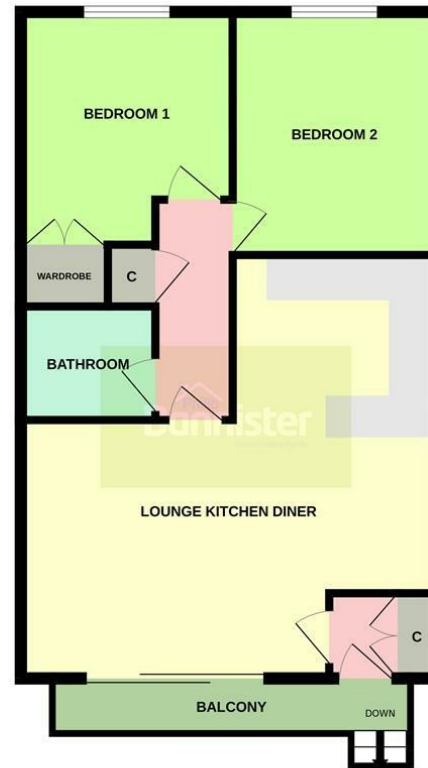


intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or 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 NTSEAT 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



FIRST FLOOR  
532 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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