

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF
T: 01482 669982 F: 01482 669984
E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



7 Church Street, North Cave, East Yorkshire, HU15 2LJ

- 📍 Period Cottage
- 📍 3 Beds/2 Baths
- 📍 3 Reception Areas
- 📍 C/Heating & D/Glazing
- 📍 Rear Garden
- 📍 Off Street Parking
- 📍 Attractive Street Scene
- 📍 EPC = E

£175,000

INTRODUCTION

This extended three bedroomed cottage style property stands in a particularly picturesque street scene within the well favoured village of North Cave. The accommodation briefly comprises a lounge and sitting room, both with log burners, kitchen, garden room and a spacious downstairs bathroom. At first floor are three bedrooms, the master served by and en-suite shower room. Gas fired central heating to radiators is installed. To the rear lies a patio with lawn and an off-street parking space.

Viewing is certainly recommended to appreciate the appeal of this lovely home which is situated in such an attractive position.

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 sought after village of North Cave lies to the foot of the Yorkshire wolds and retains a real village feel with a sense of community. The village has its own pre-school and primary school and currently falls within the catchment area for the highly regarded South Hunsley Academy, for which there is a school bus service. It also retains a local shop, post office and pub, village trust recreation and sports club, canoe, sub aqua and indoor bowls clubs and the well renowned Williams 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 the A63/M62 motorway network located approximately 1 mile to the south and in easy reach of Brough's mainline railway station, 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 regular feature musicals, opera, ballet, drama and pantomimes. The historic town of Beverley lies approximately 10 miles distance known for its Westwood, impressive Beverley Minster and historic market place.

ACCOMMODATION

Residential entrance door to:

LOUNGE

13'9" x 12'3" approx (4.19m x 3.73m approx)

A cosy room with feature fire surround housing a log burner with cupboard to alcove. Secondary glazed window to front elevation.



SITTING ROOM

21'0" x 11'0" approx (6.40m x 3.35m approx)

With log burner to chimney breast and cupboard to alcove. Staircase leading up to the first floor.



KITCHEN AREA

11'0" x 6'10" approx (3.35m x 2.08m approx)

Having a range of base and wall mounted units with work surfaces, a cooker slot with extractor hood above, ceramic sink and drainer, plumbing for an automatic washing machine and dishwasher, recessed spotlights to ceiling, window to side elevation.



ALTERNATIVE VIEW



GARDEN ROOM

13'4" x 8'6" approx (4.06m x 2.59m approx)

With windows and double doors leading out to the garden.

BATHROOM

A spacious bathroom with corner style semi-sunken bath, low level W.C and wash hand basin plus shower cubicle.



FIRST FLOOR

LANDING

BEDROOM 1

10'2" x 12'2" approx (3.10m x 3.71m approx)

Max measurements.

With secondary glazed window to front elevation, built in cupboard.



EN-SUITE SHOWER ROOM

With low level W.C, wash hand basin and shower cubicle, tiled surround.



BEDROOM 2

9'7" x 11'0" approx (2.92m x 3.35m approx)

Up to fitted wardrobes and cupboard running to one wall, secondary glazed window to front elevation.



BEDROOM 3

11'0" x 10'7" approx (3.35m x 3.23m approx)

With airing cupboard to corner, uPVC double glazed window to rear.



OUTSIDE

A side passage provides both pedestrian and vehicle access to the rear. At the bottom of the garden is an off street parking space. The rear garden itself comprises a paved patio with lawn beyond.



TENURE

Freehold

COUNCIL TAX BAND

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

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances 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. Matthew 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 Matthew 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.

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.

VALUATION SERVICE

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.

STAMP DUTY REFORMS 4 DEC 2014

Purchase Price of Property New Rates Paid on the Part of the Property Price Within Each Tax Band

£0 - £125,000 0%
 £125,001 - £250,000 2%
 £250,001 - £925,000 5%
 £925,001 - £1,500,000 10%
 £1,500,001 and over 12%

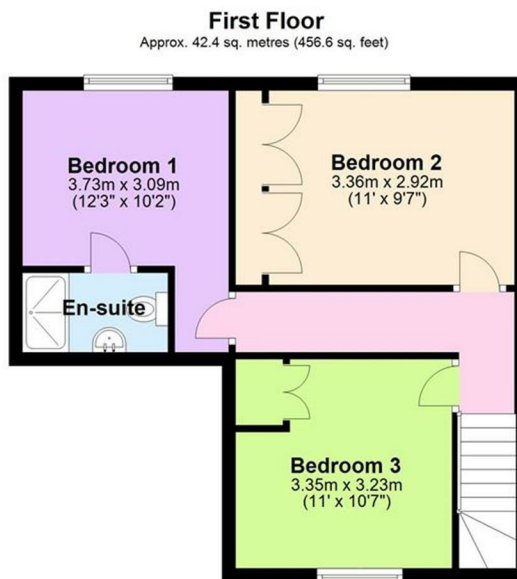
Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT

TIMEDAY/DATE


SELLERS NAME(S)





Total area: approx. 98.3 sq. metres (1058.6 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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