



## 16a Station Road, North Cave, East Yorkshire, HU15 2LA

Brand New Detached

4 Beds + Study

Separate Lounge

Council Tax Band = TBC

Great Living Kitchen

Garden & Garage

Attractive Views

Freehold/EPC = B

£399,950

## INTRODUCTION

Ready to move straight into is this fabulous new build detached house situated close to the village centre and with some far reaching views from upstairs of the surrounding countryside. With a high specification, carpeted, decorated and "key in hand" ready, the accommodation extends over three floors providing a flexible and well balanced layout. Built also with high energy efficiency in mind, this lovely home must be viewed to be fully appreciated. Features include a separate lounge, open plan living kitchen with dining and living areas complete with bi fold doors opening out to the garden. Practicalities are covered by a utility room and cloaks/W.C.. Overall there are four bedrooms plus study with the entire upper floor dedicated to the principle suite having the luxury of a dressing area and en-suite. There is a further stylish en-suite to bedroom 2 in addition to a house bathroom. The ground floor has underfloor heating being gas fired which is then served to radiators to the upper two floors. uPVC framed double glazing is also installed. The property benefits from a gravelled forecourt providing parking for two vehicles. A shared driveway leads beyond the property to a further parking area and the detached garage which has power and light supply installed and automated up and over entry door. The rear garden whilst modest, enjoys a westerly facing aspect with lawn and patio.

## LOCATION

The property is located close to the centre of North Cave, a popular village approximately 17 miles to the west of Hull. 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 school bus service. It also retains a local shop, post office, pub and village trust recreational sports centre, 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 for local shops and beautiful countryside, this is an ideal location for walking, riding, cycling and exploring picturesque villages. Ideally situated for commuting with junction 38 of the A63/M62 motorway network located approximately 1 mile to the south and is also within easy reach of Brough's mainline railway station. The village provides good links both locally and nationally.

Hull - 17 miles

York - 32 miles

Beverley - 17 miles

Leeds - 47 miles

Doncaster - 35 miles.

## ACCOMMODATION

A composite security entrance door opens to:

### ENTRANCE HALLWAY

With staircase leading up to the first floor. Double oak doors open through to the lounge.

## LOUNGE

17'10" x 12'0" approx (5.44m x 3.66m approx)

With bay window to front and window to rear elevation.



## KITCHEN DINER

18'5" x 12'3" approx (5.61m x 3.73m approx)

In an open plan style through to a living area. There is a picture window overlooking the rear garden and the kitchen features a striking range of dark blue coloured units with quartz surfaces, integrated double oven, hob with extractor hood above, microwave, dishwasher, wine chiller and fridge freezer.







### *LIVING AREA*

17'0" x 9'7" approx (5.18m x 2.92m approx)

With a vaulted ceiling, window to rear and bi fold doors leading out to the garden.

### UTILITY ROOM

6'10" x 6'10" approx (2.08m x 2.08m approx)  
With matching units, sink and drainer, plumbing for automatic washing machine.



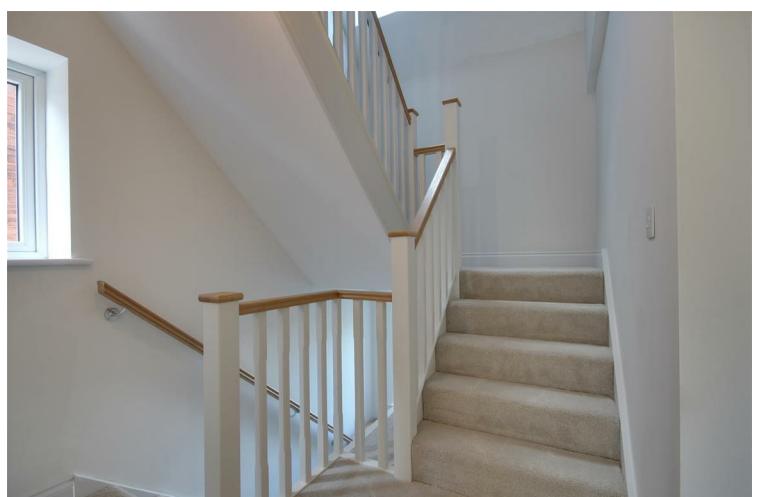
### W.C.

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

### FIRST FLOOR

#### LANDING

With further staircase leading up to the second floor, window to side, built in cupboards.



## BEDROOM 2

12'5" x 9'4" approx (3.78m x 2.84m approx)

With window to rear elevation.



## EN-SUITE SHOWER ROOM

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



## BEDROOM 3

11'10" x 10'0" approx (3.61m x 3.05m approx)

Window to front providing some attractive views of surrounding countryside.



### BEDROOM 4

10'0" x 8'10" approx (3.05m x 2.69m approx)

With window to rear elevation.



### STUDY

7'8" x 4'10" approx (2.34m x 1.47m approx)

Window to front elevation.



### BATHROOM

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



### SECOND FLOOR

## LANDING

With a range of storage cupboards off.

## BEDROOM 1

15'8" x 13'7" approx (4.78m x 4.14m approx)

A particularly spacious bedroom area with "walk in" bay window to front elevation providing some far reaching views of surrounding countryside. There is a wide opening providing access through to the dressing area.



### *VIEW TO FRONT*



### *DRESSING AREA*

11'3" x 5'1" approx (3.43m x 1.55m approx)  
Plus bay window to rear elevation.

### *EN-SUITE SHOWER ROOM*

With stylish en-suite comprising shower cubicle, low level W.C., wash hand basin, tiling to the walls, heated towel rail.



## OUTSIDE

The property benefits from a gravelled forecourt which provides parking for two vehicles. A shared driveway leads beyond the property to the detached garage which has power and light supply installed and automated up and over entry door. The rear garden whilst modest, enjoys a westerly facing aspect with lawn and patio.



## REAR VIEW



## GARAGE



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band TBC. 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.

## 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.

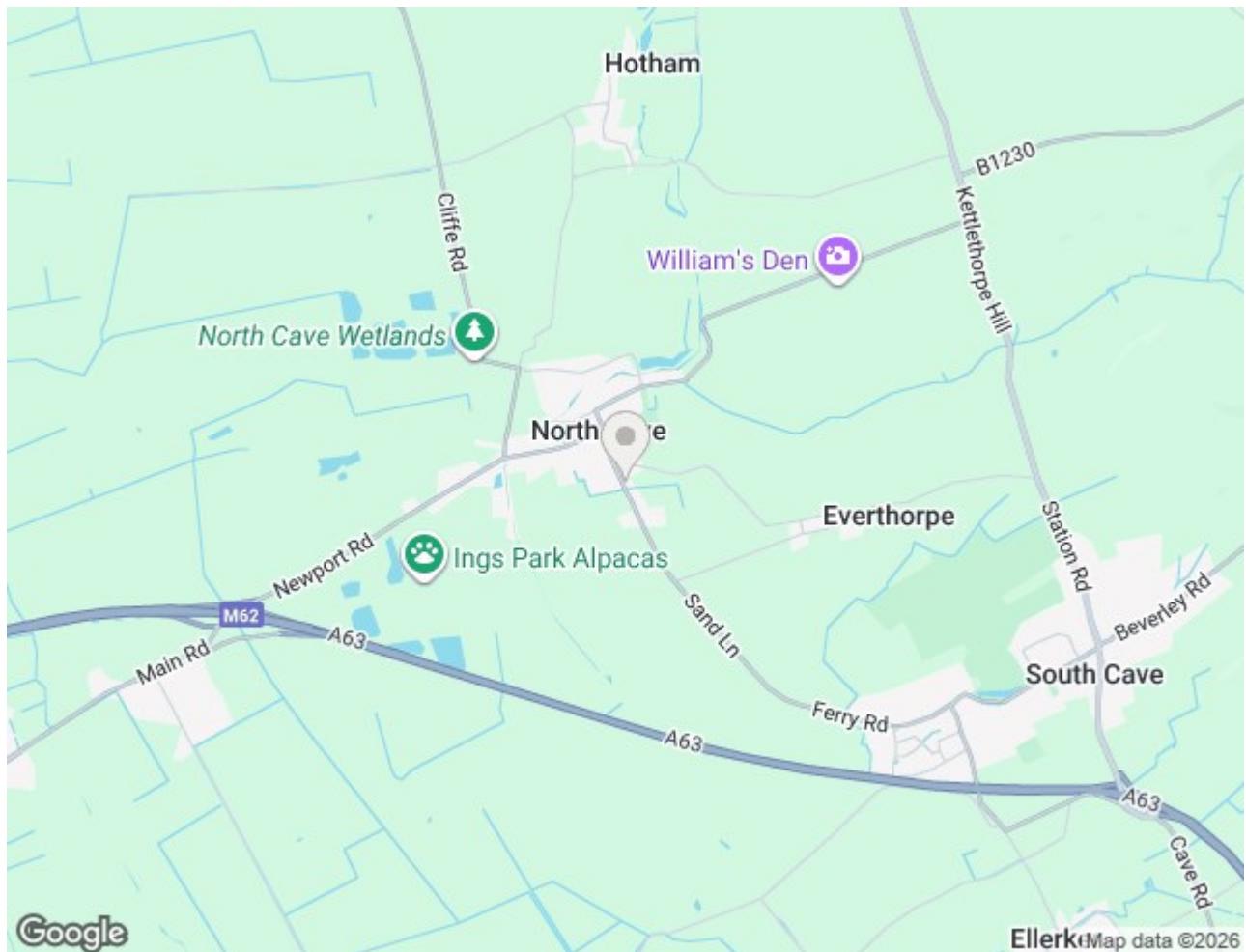
## PHOTOGRAPH DISCLAIMER

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.

Please note that virtual staging has been carried out on some of the internal photographs. This places computer generated images into certain rooms to give a better perception of the room with furniture in place.

## 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.





### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A	83	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 