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**Limb**  
MOVING HOME



*86 Westgate, North Cave, East Yorkshire, HU15 2NJ*

- 📍 Detached House
- 📍 Grade II Listed
- 📍 Over 2,300 sq ft Accom.
- 📍 Council Tax Band = E
- 📍 Three Beds/Two Baths
- 📍 Four Reception Rooms
- 📍 Driveway & Garden
- 📍 Freehold

**£415,000**



## INTRODUCTION

Discover the charm and character of this beautiful Grade II listed property in the much sought after location of Westgate, North Cave. This detached gem boasts three double bedrooms, four reception rooms two bathrooms, a driveway, and a garden for outdoor enjoyment.

Features include beamed ceilings and stone chimney breasts adding to the property's period charm. The spacious lounge features a grand fireplace, perfect for cosy evenings in. The modern dining kitchen is equipped with a central island and quartz worktops, ideal for entertaining friends and family and the cinema room complete with projector and screen is a great space to enjoy movie nights in!

The property offers much more than meets the eye - with a nursery/study and a fixed staircase leading up to an extensive loft area, the possibilities are endless.

Outside, the property benefits from a driveway and garden space, ideal for both parking and outdoor entertainment.

## LOCATION

The sought after village of North Cave lies at 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, pub and a Village Trust Recreational Sport Centre, canoe, sub-aqua 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 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 one mile to the south, and is within easy reach of Brough's mainline railway station., the village provides good links both locally and nationally.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

With feature flooring and staircase leading up to the first floor.



## DINING ROOM

16'2" x 13'9" approx (4.93m x 4.19m approx)

With feature brick fireplace and window with deep sill to the front elevation.



## LOUNGE

17'2" x 14'0" approx (5.23m x 4.27m approx)

With feature inglenook fireplace housing a log burning stove. Original beams to ceiling. Window with deep sill to the front elevation.





## DINING KITCHEN

28'7" x 14'5" approx (8.71m x 4.39m approx)

Narrowing to 8'8" approx.

A superb space with an excellent range of shaker style units with quartz worktops and matching central island. There is an inset sink unit, space for a rangestyle cooker with filter hood above, integrated dishwasher and housing for a fridge/freezer. Window to side. Staircase leading up to the first floor.



## KITCHEN AREA



## *DINING AREA*



## *CONSERVATORY*

10'0" x 9'1" approx (3.05m x 2.77m approx)  
With doors leading out to the rear garden.

## *INNER LOBBY*

With external access door to rear.

## *UTILITY AREA*

With fitted units, plumbing for a washing machine and space for tumble dryer.

## *SHOWER ROOM*

With suite comprising a corner shower enclosure, wash hand basin with cabinet under and low flush W.C. Tiled floor, part tiling to walls, heated towel rail and window to side.



## CINEMA ROOM

17'1" x 16'6" approx (5.21m x 5.03m approx)  
With projector and screen. Bar fitted to one corner. Windows to side elevation and French doors leading out to the garden.



## FIRST FLOOR

### LANDING AREA

With window to the front elevation.





## BEDROOM 1

16'7"(max)x14'0" approx (5.05m(max)x4.27m approx)  
With window to front elevation.



## BEDROOM 2

15'11" x 14'1" approx (4.85m x 4.29m approx)

With built in wardrobes and dressing table. Window to front.



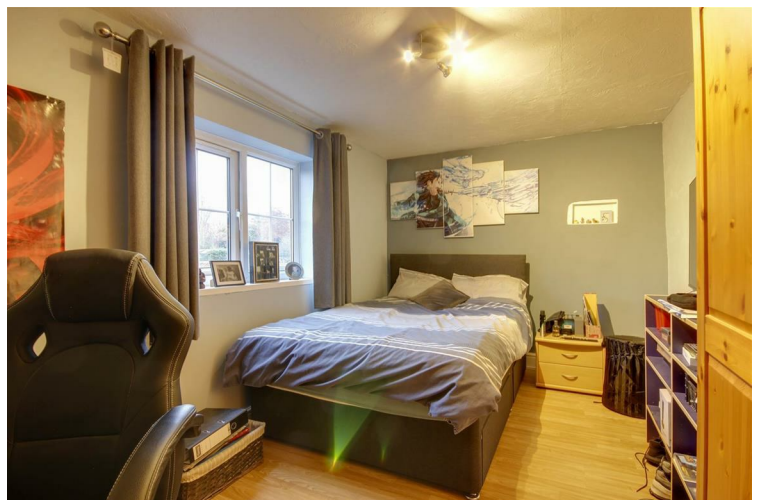
## EN-SUITE W.C.

With low flush W.C. and wash hand basin with cabinet under.

## BEDROOM 3

13'9" x 8'9" approx (4.19m x 2.67m approx)

Window to rear.





## NURSERY/STUDY AREA

14'9" x 8'4" approx (4.50m x 2.54m approx)

Window to side elevation. Door with fixed staircase leading up to the expansive loft area.



## BATHROOM

With suite comprising a bath with shower attachment, vanity unit with wash hand basin and low flush W.C. Boiler cupboard and window to side.



## OUTSIDE

To the side of the property, timber gates open to the side drive which provides good off street parking. A gate leads through to the rear garden which enjoys many areas of interest including a decked patio with pergola, attractive rockery and an arch leading through to the lawn with established shrubbery and trees.





## TENURE

Freehold

## COUNCIL TAX BAND

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

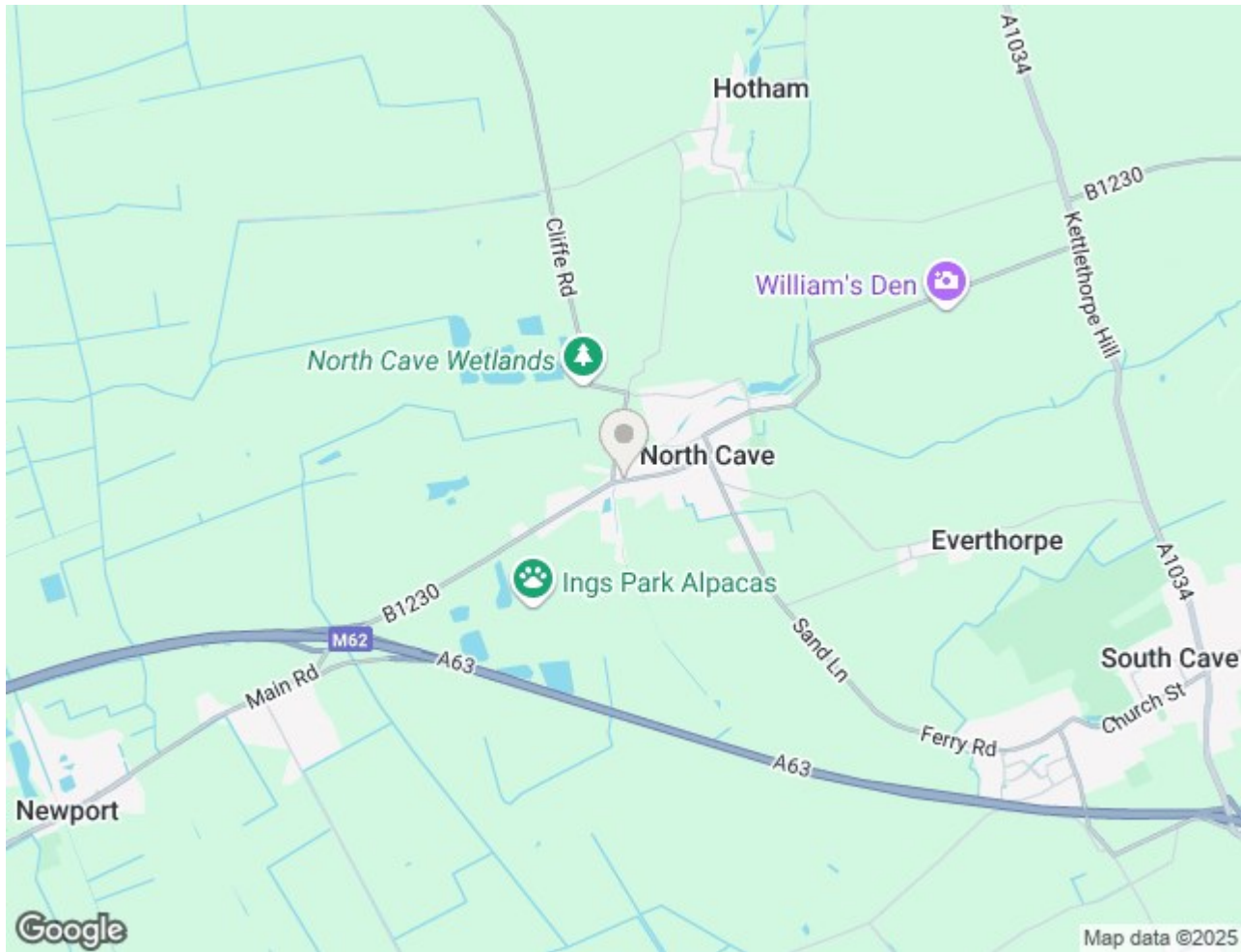
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.





**Ground Floor**

Approx. 132.6 sq. metres (1426.8 sq. feet)

**First Floor**

Approx. 84.9 sq. metres (913.7 sq. feet)

**Second Floor**


Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 217.4 sq. metres (2340.5 sq. feet)  
86 Westgate, North Cave

Please note: Loft space is not included in total area

## 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>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	