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Limb
MOVING HOME



The Elms, 10 Everthorpe Lane, North Cave, East Yorkshire, HU15 2LF

📍 Spacious Detached House

📍 Beautiful Gardens

📍 3 Bedrooms

📍 Council Tax Band = D

📍 Further Potential

📍 No Forward Chain

📍 Attractive Location

📍 Freehold/EPC = D

£380,000

INTRODUCTION

A great opportunity for those looking for a sizable detached house in a great area which has so much more potential. This spacious detached property stands in beautiful gardens with a plot of approximately 0.2 acre which enjoys a south westerly facing rear aspect. The accommodation is depicted on the attached floorplan and briefly comprises a large hallway, cloaks/W.C., lounge, dining room, conservatory, kitchen, utility and downstairs shower. Upstairs are three bedrooms plus bathroom and there is potential to extend over the garage to create further bedroom space, subject to appropriate permissions. The accommodation has gas fired central heating to radiators, double glazing and is well presented thus ready to move into as there is no forward chain. Outside good parking is available to the front together with a large garage. The rear gardens are a delight with a paved terrace, lawns and an array of well stocked borders.

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

Residential entrance door to:

ENTRANCE HALL

A spacious hallway with a staircase leading to the first floor with open area beneath.



CLOAKS/W.C.

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

LOUNGE

With bow window to front elevation, feature fire surround with marble hearth and backplate housing "living flame" gas fire. An archway opens through to the dining room.



DINING ROOM

Adjacent to the kitchen and with double doors opening through to the conservatory.



CONSERVATORY

Providing lovely views across the rear garden and double doors opening out to a paved patio.



KITCHEN

Having a range of fitted base and wall mounted units with granite work surfaces. There is an integrated Neff double oven, microwave, hob and extractor hood above. Bow window overlooking the rear garden.



UTILITY ROOM

With a range of fitted units, sink and drainer, plumbing for automatic washing machine, window and external access door to the rear.



SHOWER ROOM

With pedestal wash hand basin and shower cubicle, tiling to the walls.



FIRST FLOOR

LANDING

A spacious landing with window to side elevation. Plenty of potential here to extend over the garage to create further bedroom space (subject to appropriate permissions). Also situated off the landing is a cupboard housing the pre-lagged hot water tank.

BEDROOM 1

A large double bedroom having an extensive range of fitted wardrobes and storage cupboards. Window to front elevation.



BEDROOM 2

With built in mirror fronted wardrobes, window to rear elevations.



BEDROOM 3

Built in wardrobe, window to front elevation.



BATHROOM

With suite comprising low level W.C., pedestal wash hand basin, bath, tiled surround, heated towel rail.



OUTSIDE

The gardens are an absolute delight and a particular feature of this lovely family home. A driveway provides parking and access to the large garage. Directly to the rear of the house lies an extensive paved terrace with winding path leading through the lawned gardens to a rear greenhouse and shed. The borders are well stocked with many areas of interest and the garden itself enjoys a southerly facing aspect.





REAR VIEW



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. 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. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

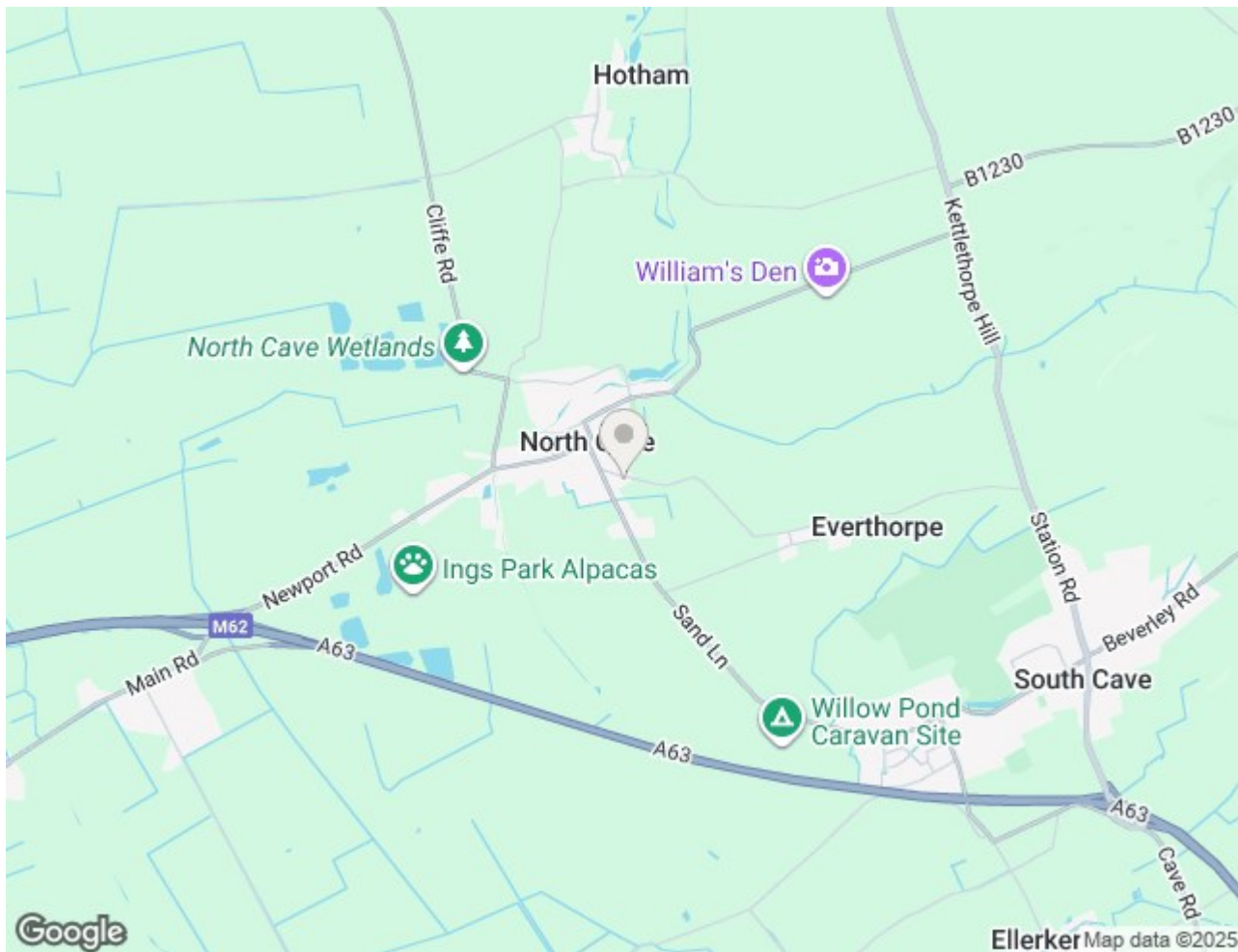
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

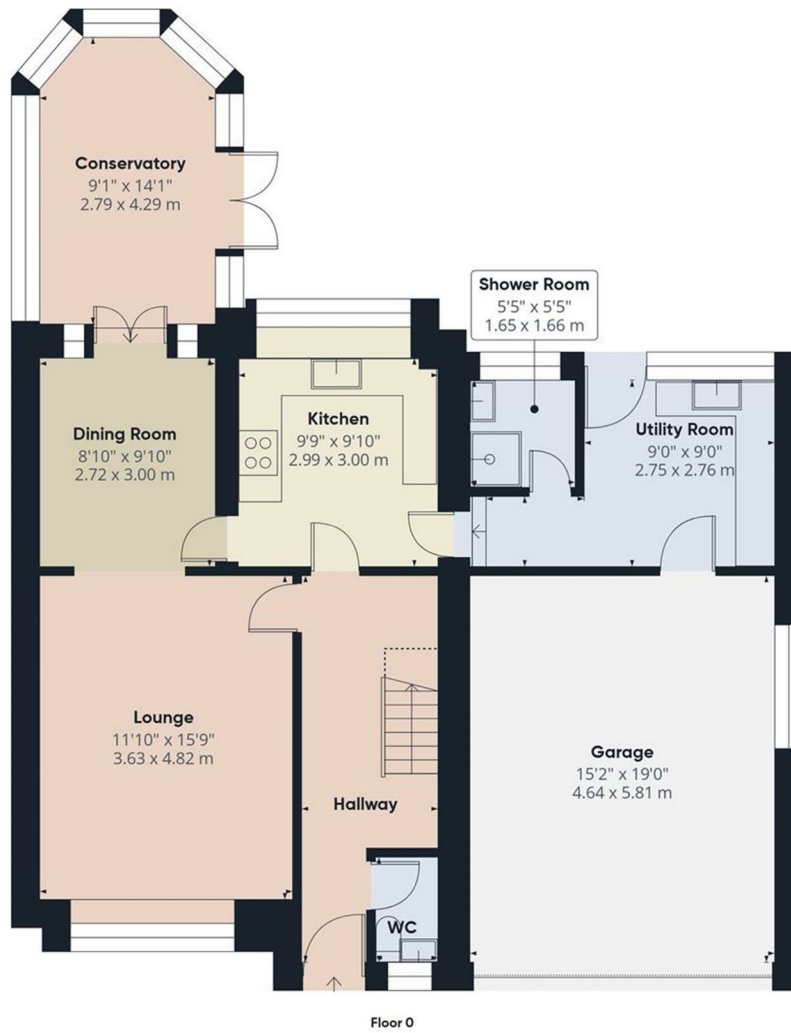
PHOTOGRAPH DISCLAIMER

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.

PROPERTY TO SELL?

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.





Approximate total area⁽¹⁾

1052 ft²
97.7 m²

Reduced headroom

7 ft²
0.7 m²

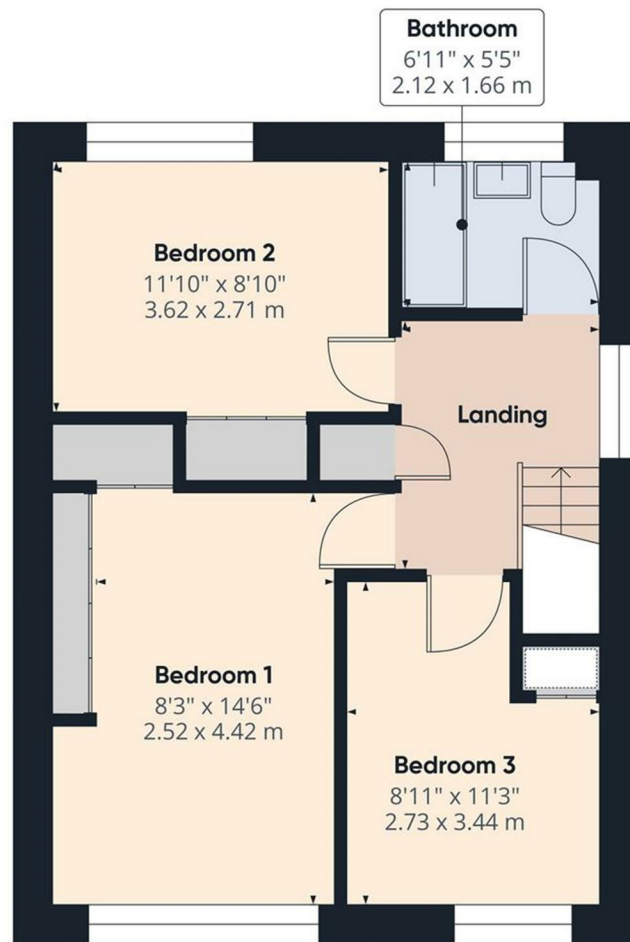
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



Approximate total area⁽¹⁾
462 ft²
42.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(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	