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**Limb**  
MOVING HOME



*8 Fountains Way, North Cave, East Yorkshire, HU15 2NW*

📍 Detached House

📍 Well Presented Throughout

📍 Village Location

📍 Council Tax Band = E

📍 4 Bedrooms

📍 Contemporary Living

📍 3 x Off-Street Parking

📍 Freehold / EPC = B

£435,000

## INTRODUCTION

This contemporary, four-bedroom detached house built in recent times by the eminent Duchy Homes lends itself perfectly to modern family living. The property offers stylish and convenient features throughout, such as a combination of tiled and LVT flooring through the ground floor, quartz worksurfaces and high-end integrated appliances throughout the open plan dining kitchen and a carport with detached garage to the side.

The accommodation briefly comprises a lounge, generously sized open-plan dining kitchen with bi-fold doors onto the rear garden, snug/office space, utility and W.C. on the ground floor, with four well-sized double bedrooms, stylish family bathroom and en-suite shower room on the first floor. The bedrooms to the rear of the property enjoy views over the village playing fields, with the first bedroom also benefitting from a walk-in wardrobe.

Outside, the property presents a paved rear patio to the immediate rear of the property followed by a garden which backs on to the community sports fields. The drive to the side of the property leads to a carport, providing convenient access into the utility or the detached garage further down. A path leads to the door at the front with laurel shrubbery offering screening to the front of the house.

Set in such a desirable village location, this property of a highly reputable build provides the space and convenience for versatile family living.

## LOCATION

The property is situated on Fountains Way, a recently established development just off Everthorpe Lane in North Cave. This idyllic location enjoys an active community with its own public house, newsagents, post office, village hall, primary school and a wide variety of clubs, events and activities to embrace, including its own Women's Institute, plus cricket, football and indoor bowls for sporting enthusiasts.

You can enjoy a charming village lifestyle whilst being well connected to the surrounding areas. Situated with easy access to the M62 as well as the A63, you can quickly reach the larger cities of Hull, Leeds, York, Sheffield and Doncaster. Nearby Brough train station also runs regular services to these towns and cities, making it an ideal place from which to commute and explore.

## ACCOMMODATION

Residential entrance door to:



## ENTRANCE HALL

Stairs to first floor, storage cupboard to corner and tiled floor.



## KITCHEN/DINING ROOM

Open-plan space at the heart of the property, comprising a stylish kitchen and dining area with central breakfast peninsula and tiled flooring throughout. The kitchen area presents fitted shaker-style units and quartz worksurfaces throughout and benefits from a range of integrated appliances including oven, microwave/oven, fridge-freezer, wine cooler and dishwasher. There is a one-and-a-half sink & drainer beneath a window to rear, and four-ring electric hob with hanging filter hood and chimney above.

The dining allows access to the rear garden through a set of bi-fold doors.



**KITCHEN AREA**



**DINING AREA**



## LOUNGE

Bay window to front.



## SNUG

With a window to the front and understairs storage cupboard access, the space could also provide use as an office or fifth bedroom.



## UTILITY

With fitted units and worksurfaces to match the kitchen, there is also plumbing for a washing machine and space for a dryer. There is W.C. access, and a door leads out under the carport to the side.



### *W.C.*

Half-tiled W.C. comprising low-flush W.C. and wash-hand basin atop fitted vanity unit.



## *FIRST FLOOR*

### *LANDING*

Storage cupboard to corner.

## BEDROOM 1

Window to rear elevation, walk-in wardrobe with internal window to corner and en-suite access.



### EN-SUITE SHOWER ROOM

Fully tiled, comprising shower enclosure to corner, low-flush W.C. and wash-hand basin atop fitted vanity unit. Window to side elevation.



### BEDROOM 2

Window to the front elevation.



### BEDROOM 3

Window to front elevation.



### BEDROOM 4

Window to the front elevation and velux window to the rear.



## BATHROOM

Half-tiled family bathroom comprising shower enclosure to corner, semi free-standing bath beneath window to the rear elevation, low-flush W.C. and wash-hand basin atop fitted vanity unit.



## OUTSIDE

Outside, the property presents a paved rear patio to the immediate rear of the property followed by a garden which backs on to the community sports fields. The drive to the side of the property leads to a carport, providing convenient access into the utility or the detached garage further down. A path leads to the door at the front with laurel shrubbery offering screening to the front of the house.



## HEATING

The property has the benefit of gas central heating.

## GLAZING

The property has the benefit of double glazing.

## 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

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

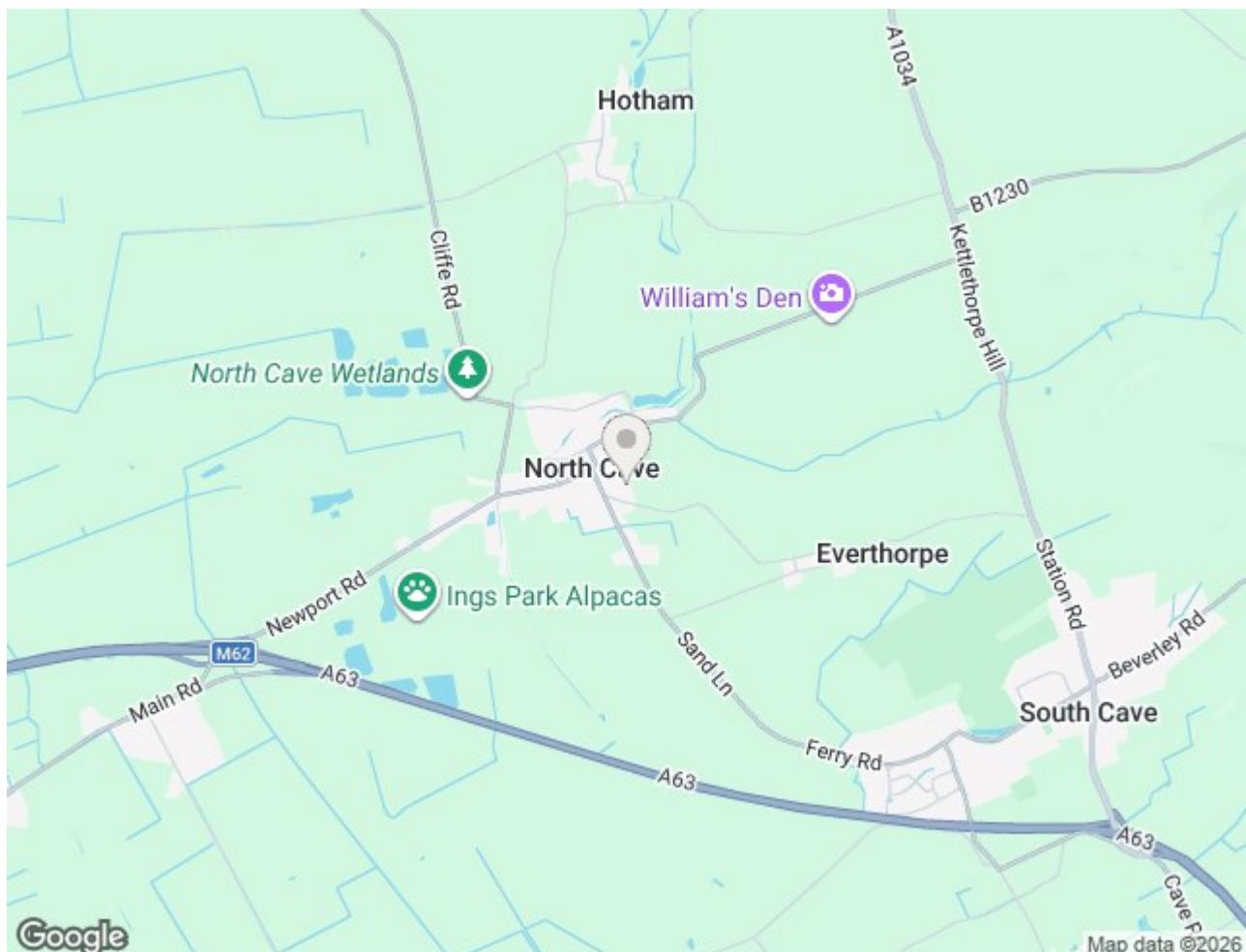
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are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

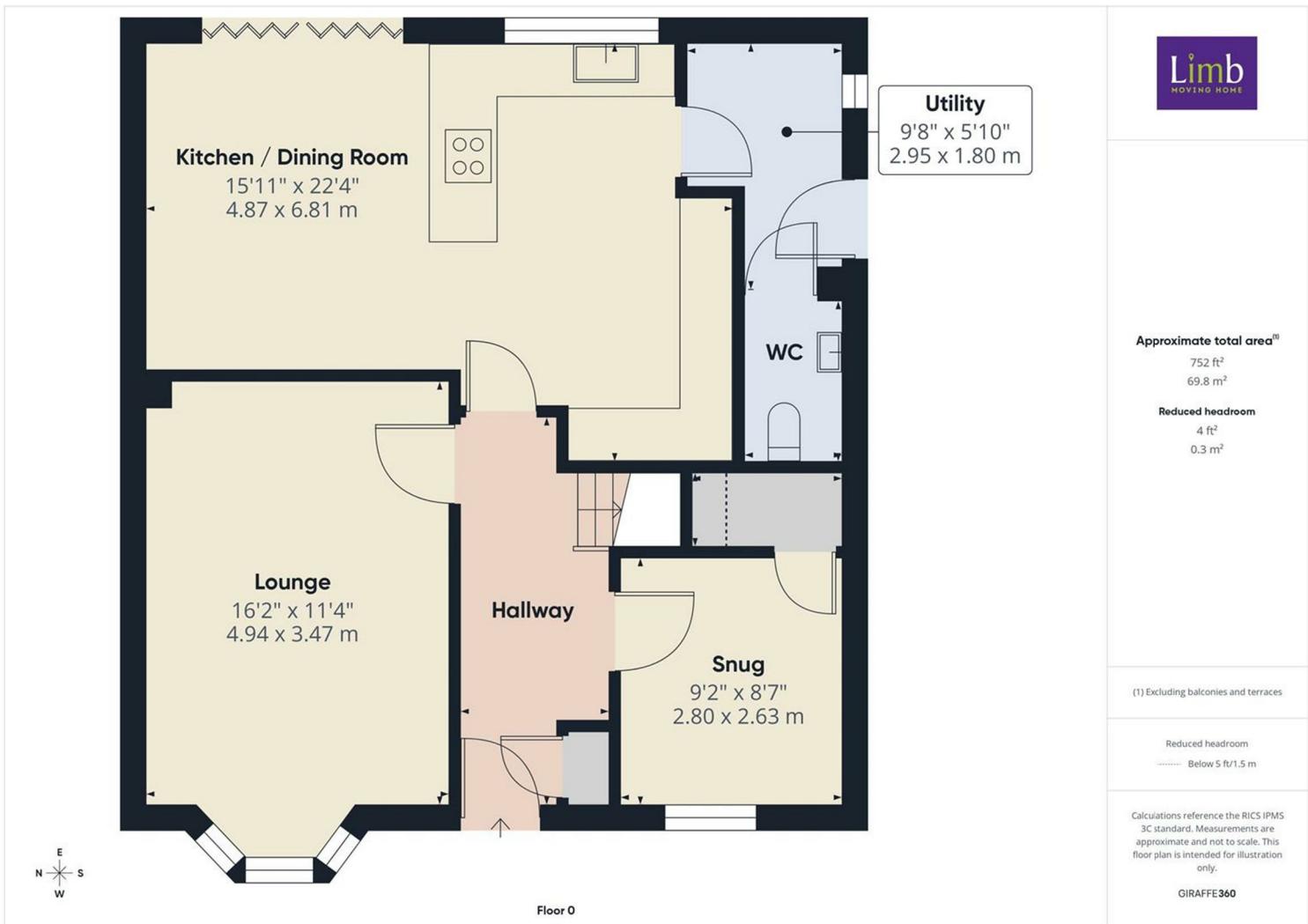
## PHOTOGRAPH DISCLAIMER

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. AI may have also been used to enhance photography.

## 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.







## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	92
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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