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Matthew
Limb
MOVING HOME



4 Beckside Close, North Cave, East Yorkshire, HU15 2FU

Beautiful Det. House

Exceptional Accom.

Around 3,000 sq feet

Superlative Specification

5 Beds/4 Baths

South Facing Garden

Double Garage

EPC = B

£740,000

INTRODUCTION

This beautiful detached home provides exceptional accommodation of great versatility which extends to around 3,000 sq feet over three floors and enjoys a south facing garden, good parking and a double garage. Beckside Close is an exclusive cul-de-sac of only five recently built detached houses in an established setting with trees, greenery and open countryside nearby. This outstanding property has an attractive traditional facade with a superlative specification and contemporary interior, providing the very best of modern living. Features include generous proportions, full height glazing, a fabulous open plan living kitchen, plus separate reception roomS. Overall there are five bedrooms plus an upper floor cinema/leisure room. The cul-de-sac is approached via a bridge crossing over the North Cave trout stream making this a truly delightful place to live. The property stands imposingly at the end of the cul-de-sac and enjoys a south facing garden.

LOCATION

This exclusive development of just five detached houses lies at the southern fringe of the village. Positioned just off Townend Lane, the property enjoys a quiet rural feel and is flanked by North Cave beck, a freshwater trout stream with the development accessed across a traditional East Yorkshire farm bridge. The sought after village of North Cave lies at the foot of the Yorkshire Wolds and retains a real village feel and sense of community. The village has its own pre-school and primary school and falls within the catchment area for the highly regarded South Hunsley Secondary School for which there is a school bus. It also retains its local shop and Post Office, 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, it is ideal for walking, riding, cycling and exploring picturesque villages. Ideally situated for the community with junction 38 of the A63/M62 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.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

A particularly generous central entrance hall which has a stunning staircase leading to the first floor off with oak detailing.



CLOAKS/W.C

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

LOUNGE

17'3" x 16'4" approx (5.26m x 4.98m approx)

A very well proportioned room with wide patio doors opening out to the rear terrace. The chimney breast houses a remote controlled inset log effect gas fire.



STUDY/DAY ROOM

15'2" x 9'6" approx (4.62m x 2.90m approx)

Plus bay window to front elevation.



OPEN PLAN LIVING KITCHEN

28'0" x 23'10" approx (8.53m x 7.26m approx)

This fabulous open plan space is very versatile providing areas for the kitchen, dining and living. Picture windows overlook the rear garden and wide sliding patio doors open out to the terrace. The kitchen has a range of high gloss fronted base and wall mounted units with contrasting granite work surfaces, and undercounter one and a half sink with mixer tap, twin ovens, warming drawer, induction hob, extractor hood, dishwasher, fridge freezer and wine chiller.





REAR LOBBY

With external access door, wall mounted gas fired central heating boiler and door to:

UTILITY ROOM

With matching fitted units, undercounter sink, plumbing for an automatic washing machine.

FIRST FLOOR

LANDING

With further staircase leading up to the second floor. Airing cupboard situated off.



BEDROOM 1

15'3" x 13'0" approx (4.65m x 3.96m approx)

With windows to both front and side elevations.



DRESSING AREA

Flanked by "His and Hers" fitted wardrobes.

EN-SUITE SHOWER ROOM

With suite comprising low level W.C, wash hand basin and walk in shower area with glazed partition, tiling to the walls and floor.



BEDROOM 2

16'4" x 9'10" approx (4.98m x 3.00m approx)

With two windows to the rear elevation.



EN-SUITE SHOWER ROOM

With low level W.C, wash hand basin and shower cubicle, tiling to the walls and floor, heated towel rail.



BEDROOM 3

14'5" x 12'4" approx (4.39m x 3.76m approx)

Window to rear elevation.



BEDROOM 4

12'9" x 10'3" approx (3.89m x 3.12m approx)

Window to front elevation.



BATHROOM

With low level W.C, wash hand basin, bath with shower over and screen, tiled surround and floor, heated towel rail.



SECOND FLOOR

LANDING

CINEMA/LEISURE ROOM

23'6" x 16'7" approx (7.16m x 5.05m approx)
With a series of velux windows.



BEDROOM 5

16'7" x 13'0" approx (5.05m x 3.96m approx)
With velux windows.



EN-SUITE SHOWER ROOM

With low level W.C, wash hand basin, and corner shower cubicle, tiling to the walls and floor, heated towel rail.



OUTSIDE

The property stands at the end of this exclusive cul-de-sac and has a block set driveway which provides access to the double garage, complete with automated up and over entry door. There is a covered walkway between the garage and house. An open plan lawned garden extends to the front. The rear garden enjoys a southerly facing aspect and has an extensive paved patio running to the rear of the house. There is a lawn beyond which has fencing and a brick wall to the perimeters. To one side of the house lies raised vegetable beds and space for storage.



REAR VIEW OF THE PROPERTY



TENURE

Freehold

COUNCIL TAX BAND

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

Purchase Price of Property

£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%

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

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

VIEWING APPOINTMENT

TIME DAY/DATE

SELLERS NAME(S)





Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	