

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*25a Newport Road, North Cave, East Yorkshire, HU15 2NU*

- 📍 Spacious Detached Bungalow
- 📍 Great View to Rear
- 📍 Such a Convenient Location
- 📍 Council Tax Band = E
- 📍 3 bedrooms
- 📍 Lounge & Garden Room
- 📍 No Chain Involved
- 📍 Freehold/EPC = D

**£275,000**



## INTRODUCTION

With a lovely view to the rear across fields is this very spacious detached true bungalow which also affords further potential. The property is well placed for North Caves amenities, surrounding countryside and easy access to the A63/M62 motorway network. The accommodation is depicted on the attached floor plan and briefly comprises a spacious hallway, living room, garden room, dining room, breakfast kitchen, three good bedrooms, bathroom plus separate WC. There is gas fired central heating to radiators and uPVC double glazing installed. The property occupies a manageable plot with gardens to the front and rear with the latter providing an attractive view across adjoining fields. A driveway provides off-road parking and access to the integral garage. The property is located on the western fringe of this popular village which lies approximately 15 miles to the west of Hull and only 11 miles from the historic market town of Beverley. The village has a good range of local amenities, church, junior school, recreational field and is ideally placed for many lovely walks and cycle trails. Immediate access is available to the A63 close to the junction with the M62 motorway network thus providing easy access to Hull city centre or the national motorway network. The mainline railway station is located in the nearby village of Brough which is approximately 6 miles away.



## LOCATION

The property stands on the fringe of this popular west Hull village. The village of North Cave itself lies approximately 15 miles to the west of Hull and only 11 miles from the historic town of Beverley. The village has a good variety of local amenities, junior school, recreational field and is ideally placed for many lovely walks and cycle trails. Immediate access is available for the A63 close to the junction with the M62 motorway thus providing easy access towards Hull to the east or the national motorway network to the west. A mainline railway station is located in the nearby village of Brough which is approximately 6 miles away.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE PORCH

With double doors opening to:

### ENTRANCE HALL

A spacious 'L' shaped hallway with storage cupboard situated off.

## LIVING ROOM

25'4" x 12'5" (7.72m x 3.78m)

With bow window to front elevation and double doors to the rear opening into the Garden Room. There is a feature stone fireplace housing a living flame gas fire.



## GARDEN ROOM

8'10" x 4'4" (2.69m x 1.32m)

With sliding patio doors opening to the rear.

## DINING ROOM

approx 12'7" x 10'2" (approx 3.84m x 3.10m)

With window to rear elevation and serving hatch to kitchen. Double doors to living room.



## BREAKFAST KITCHEN

approx 12'7" x 10'9" (approx 3.84m x 3.28m)

Having a range of fitted base and wall mounted units complemented by work surfaces. Appliances include an integrated oven, four-ring hob with extractor hood above. There is a sink and drainer with mixer tap, dishwasher, window and external access door to rear.



## BEDROOM 1

approx 12'8" x 10' (approx 3.86m x 3.05m)

up to face of fitted wardrobes running to one wall, window to rear elevation.





## BEDROOM 2

approx 13'8" x 10'8" (approx 4.17m x 3.25m)  
up to face of fitted wardrobes running to one wall, window to front elevation.



## BEDROOM 3

13'3" x 8' (4.04m x 2.44m)  
With fitted wardrobes and dressing table, window to front elevation.



## SHOWER ROOM

With suite comprising shower enclosure, fitted furniture with inset wash hand basin and concealed flush WC.



## SEPARATE CLOAKS/WC

With low level WC and wash hand basin.

## OUTSIDE

The property occupies a manageable plot with a block paved driveway providing off-road parking and access to the integral garage. A footpath leads around both side of the bungalow. The rear garden enjoys a lovely aspect across an adjoining field.



## VIEW TO REAR



## *GARAGE*

approx 17'3" x 8'11" (approx 5.26m x 2.72m)

With up and over entrance door, power and light supply installed.

## *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.

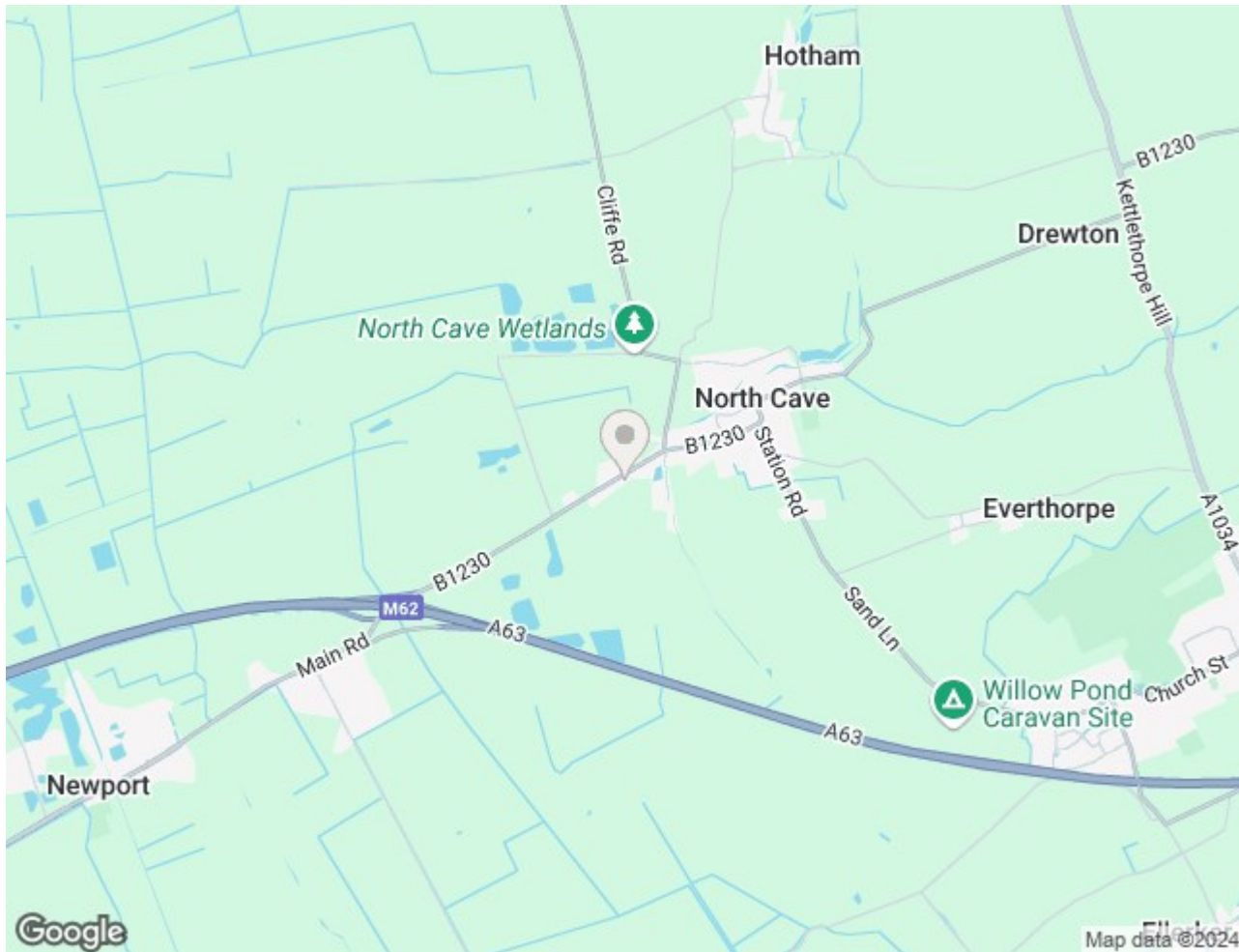
## *PHOTOGRAPH DISCLAIMER*

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. 142.8 SQ. METRES (1537.3 SQ. FEET)



TOTAL AREA: APPROX. 142.8 SQ. METRES (1537.3 SQ. FEET)

**25A NEWPORT ROAD**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

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