Welton Road, Brough, East Yorkshire, HU15 1AF

01482 669982
info@limbestateagents.co.uk
limbestateagents.co.uk

Limb
MOVING HOME

19 Fountains Way, North Cave, East Yorkshire, HU15 2NW

- Impressive Detached House
- Former Showhome
- Many Upgrades
- Council Tax Band = F
- 4 Beds/3 Baths
- Stunning Living Kitchen
- Gardens, Drive & Double Garage
- Freehold / EPC = B

£525,000

INTRODUCTION

Step into a world of refined living with this impressive detached house, formerly the showhome of the development, built by renowned Duchy Homes. This exceptional property offers an extensive array of stylishly presented accommodation arranged over three floors, benefiting from a host of upgraded features including elegant granite worktops, sophisticated fitted wardrobes, and beautiful light fittings throughout.

The meticulously designed layout begins with an inviting entrance hallway, leading to a convenient cloaks/W.C., a practical utility room, and a dedicated study. At the heart of the home lies a superb living/dining kitchen, complete with an excellent range of integrated appliances and bi-folding doors that open seamlessly to the rear garden.

The first floor hosts three comfortable double bedrooms, two offering fitted wardrobes, and one featuring a private en-suite shower room. This level also boasts a spacious lounge with a charming 'Juliet' style balcony which could also be used as a fifth bedroom plus there is a stylish family bathroom. Ascend to the second floor, which is dedicated to the luxurious main bedroom, featuring a walk-in wardrobe and an en-suite shower room. A versatile landing area on this floor provides an ideal spot for working from home or simply relaxing with a good book.

Outside, a neatly lawned garden to the front is adorned with attractive lavender plants along the boundary, while a driveway provides convenient off-street parking and leads up to the garage. The rear garden offers a private retreat, featuring a patio area with a shaped lawn, established planted borders, and a walled boundary.

LOCATION

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.

From this idyllic setting you can also enjoy the many local attractions on your doorstep such as North Cave Wetlands – a Yorkshire Wildlife Trust nature reserve with walking trails, grazing animals and a variety of wildlife to observe. South Cave Falconry Centre is a great place for families of all ages, offering guided tours of the aviaries, spectacular flying sessions and a small animal petting farm. Just over a mile away, Williams Den is an award-winning adventure centre perfect for little explorers to connect with nature.

When it's time to relax you cannot fail to be impressed by the grandeur of nearby Cave Castle, with its original turrets and historic features making a perfect country retreat where you can indulge in golf, dining, spa treatments or the health club.

Beverley – 11 Miles
Hull – 15 Miles
Humberside Airport – 22 Miles
York – 26 Miles
Doncaster – 31 Miles
Leeds – 46 Miles

ACCOMMODATION

The layout and room sizes are depicted on the attached floorplan.

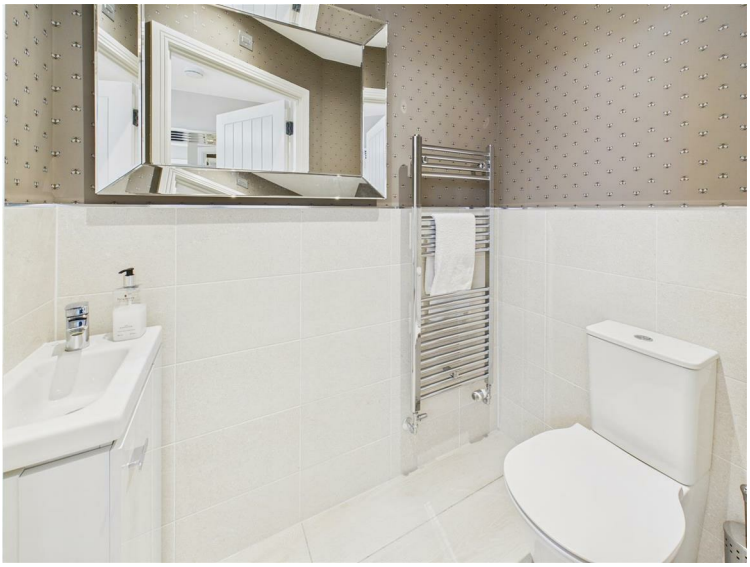
Residential entrance door to:

ENTRANCE HALLWAY

With tiled floor, staircase leading up to the first floor with cupboard under and further storage cupboard.

CLOAKS/W.C.

With low flush W.C. and vanity unit with wash hand basin. Heated towel rail and tiled floor.

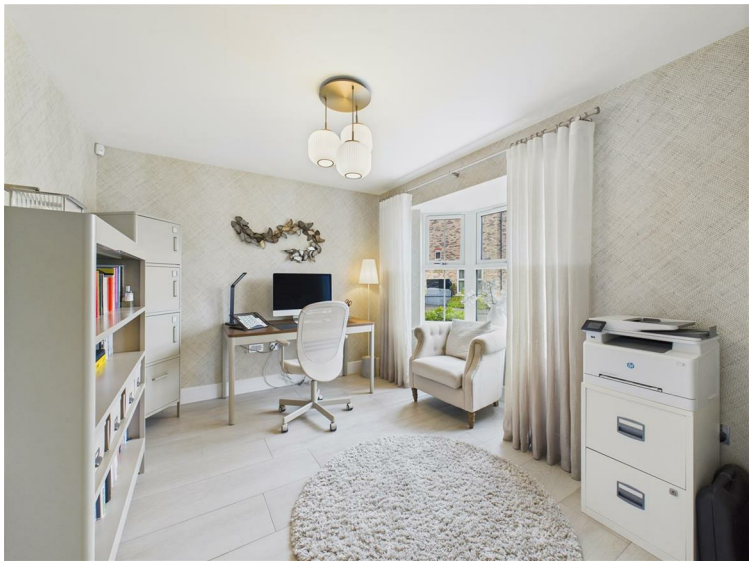


UTILITY

With high gloss units, plumbing for a washing machine and space for dryer. Internal access door to double garage.

STUDY

With bay window to the front elevation and tiled floor.



OPEN PLAN LIVING

This stunning space spans the width of the property with tiled floor and bi-folding doors leading out to the rear garden.

KITCHEN AREA

Enjoying an excellent range of stylish fitted units with granite worktops incorporating a one and half under counter sink, AEG oven, combination microwave, induction hob with extractor above, fridge/freezer, dishwasher and wine chiller. There is under unit and kickboard lighting.

LIVING / DINING AREA

FIRST FLOOR

LANDING

With staircase leading up to the second floor. Cylinder cupboard.

LOUNGE

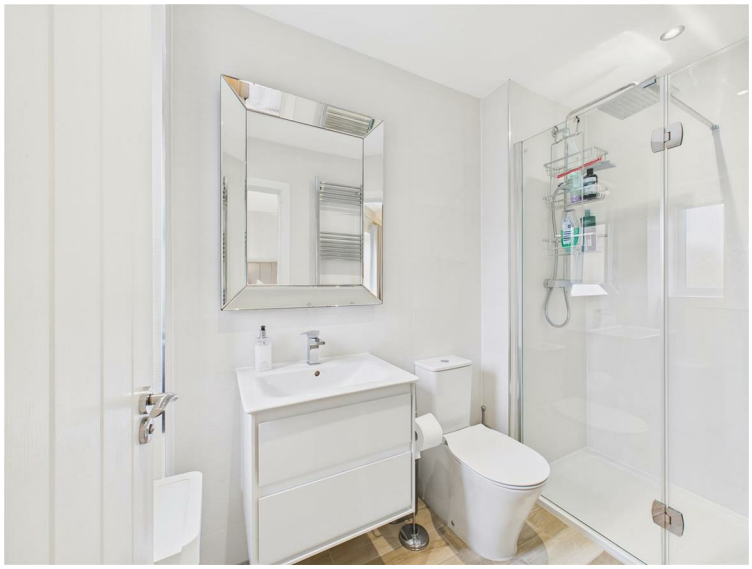
With 'Juliet' style balcony to the rear elevation.

BEDROOM 2

With fitted wardrobes and window to rear.

EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Window to rear.



BEDROOM 3

With fitted wardrobes and window to the front elevation.

BEDROOM 4

Window to to the front elevation.

BATHROOM

With stylish suite comprising a deep bath, walk in shower, vanity unit with wash hand basin and low flush W.C. Two heated towel rails, tiling to walls and floor, inset spot lights and window to front.

SECOND FLOOR

LANDING

Versatile space, ideal for a quiet workspace or reading nook.

BEDROOM 1

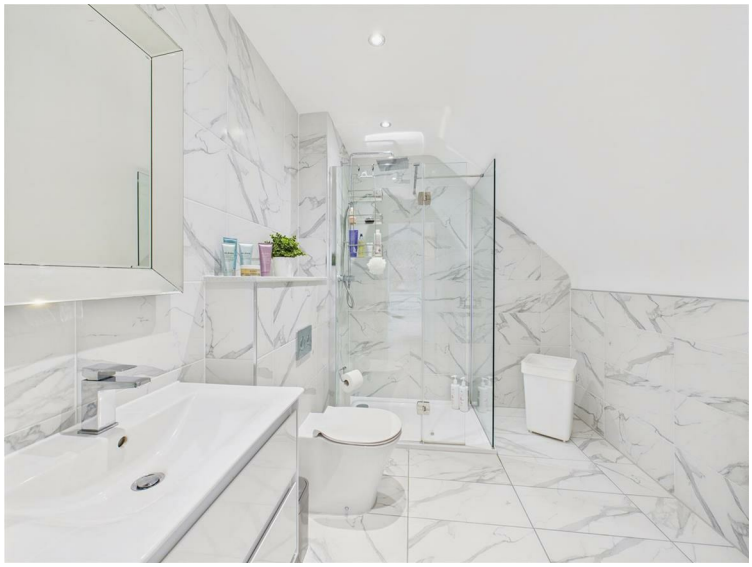
With window to the front elevation and three Velux windows to the rear.

WALK IN WARDROBE

Fitted with shelving and hanging rails.

EN-SUITE SHOWER ROOM

With suite comprising a walk in shower, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, inset spot lights.



OUTSIDE

Outside, a neatly lawned garden to the front is adorned with attractive lavender plants along the boundary, while a driveway provides convenient off-street parking and leads up to the garage. The rear garden offers a private retreat, featuring a patio area with a shaped lawn, established planted borders, and a walled boundary.

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 F. 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, such as floor coverings, curtains and light fittings. 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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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 sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

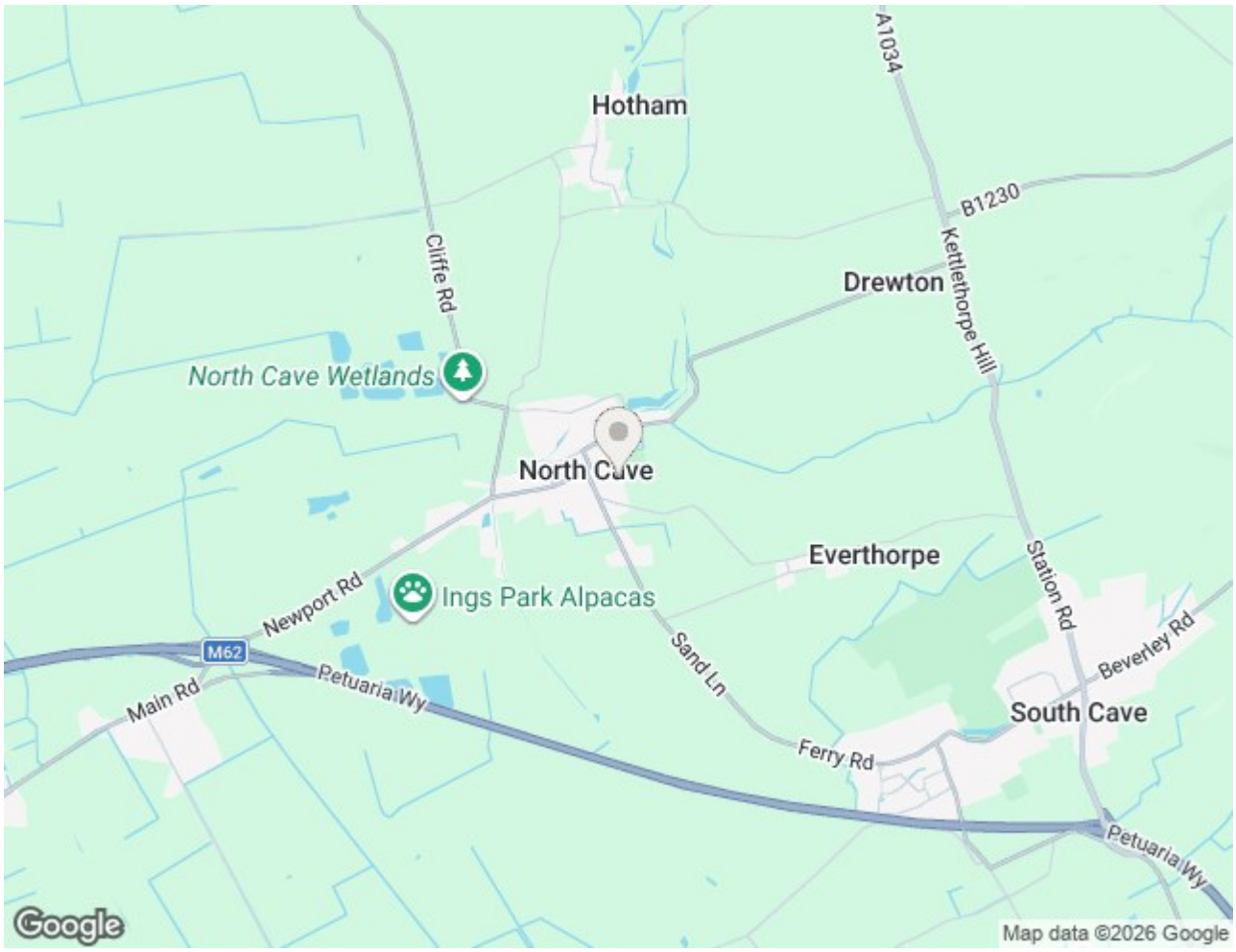
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

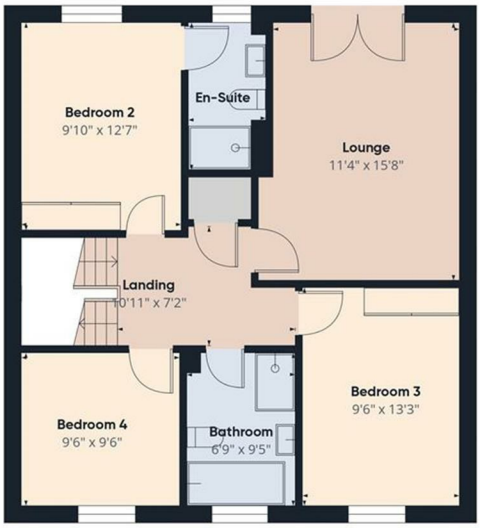
In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

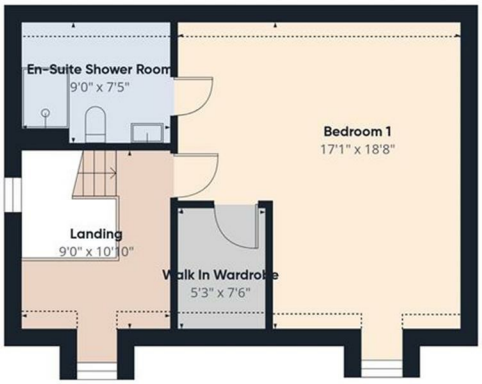
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



Floor 0



Floor 1



Floor 2

Approximate total area(1)
1927 ft²

Reduced headroom
41 ft²

(1) Excluding balconies and terraces

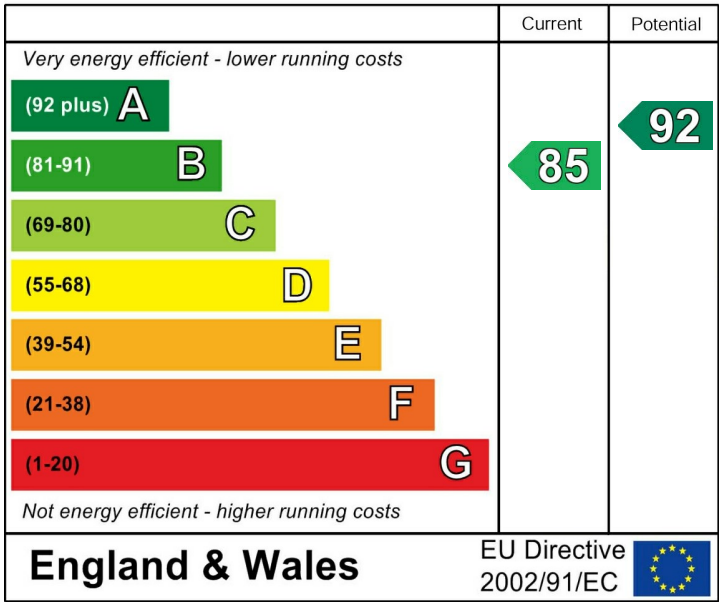
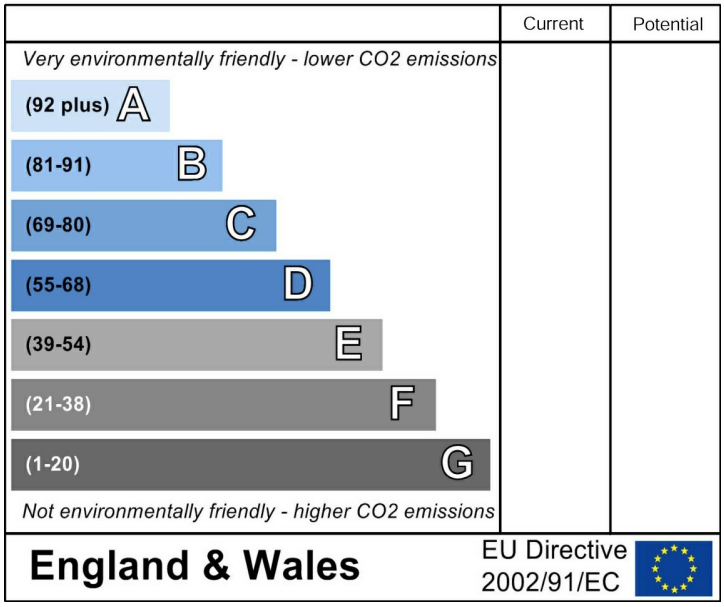
Reduced headroom
Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating