



*2 Mill Lane, North Cave, East Yorkshire, HU15 2LR*

 Terraced House

 Living/Dining Kitchen

 2 Double Bedrooms

 Council Tax Band = A

 Converted Loft Space

 Courtyard Garden

 No Onward Chain!

 Freehold / EPC = D

**£200,000**

## INTRODUCTION

Offered for sale with no onward chain, this smartly presented terraced home has been thoughtfully extended and updated to suit modern living. The heart of the home is the impressive open-plan living and dining kitchen, which features contemporary fittings and a multi-fuel stove that adds character to the dining area. Complementing the open-plan space, the separate lounge provides an additional living area centered around a feature fireplace. The property benefits from gas central heating and uPVC double glazing.

The first floor offers two well-proportioned double bedrooms and a contemporary family bathroom. A fixed staircase provides access to a converted loft space, offering versatile additional storage or hobby space, though it should be noted this area does not have formal building regulations approval. Outside, the property includes a low-maintenance front garden and a private rear courtyard with a patio area, perfect for outdoor dining within a secure fenced boundary.

## LOCATION

Mill Lane is a row of cottages off Church Street situated within the conservation area of this picturesque village. Part of the west Hull village network, North Cave is well placed for immediate access to junction 38 of the M62/A63 leading into Hull city centre to the east and the national motorway network to the west. North Cave is also well placed for access to the historic towns of Beverley and York. The village itself has a number of local shops and primary school. The nearby villages of South Cave and Brough have further facilities with a supermarket and mainline railway station.

## ACCOMMODATION

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

Residential entrance door to:

## ENTRANCE HALLWAY

With staircase leading up to the first floor.

## LOUNGE

With feature fireplace with tiled hearth and open fire. Window to front elevation.



**LIVING/DINING KITCHEN**



## KITCHEN AREA

Featuring a comprehensive range of Shaker-style cabinetry, this kitchen includes woodblock work surfaces and a traditional Belfast sink. There are integrated appliances including a range cooker, dishwasher, fridge freezer, and wine chiller. Complete with recessed lighting and wood-effect flooring, the room also benefits from double doors that open directly onto the patio



## DINING AREA

With inglenook style fireplace housing a multi-fuel stove with oak mantle above.



## FIRST FLOOR

### LANDING

With fixed staircase leading up to the loft space. Window to rear.

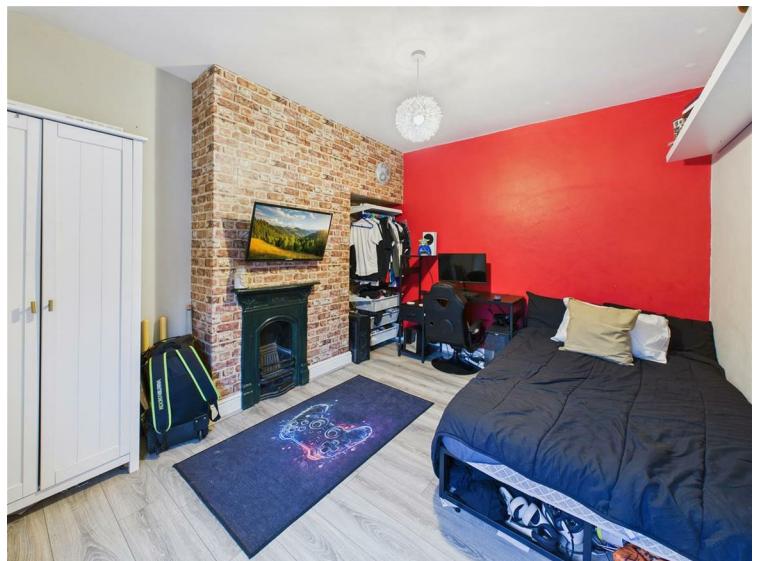
### BEDROOM 1

With decorative cast fireplace and window to the front elevation.



## BEDROOM 2

With decorative cast fireplace and window to the rear.



## BATHROOM

With suite comprising a shaped bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Inset spot lights, heated towel rail, tiling to walls and window to front.



## LOFT SPACE

With Velux window to the front elevation.

PLEASE NOTE THAT THIS AREA DOES NOT HAVE CURRENT BUILDING REGULATION APPROVAL AND CAN ONLY BE CLASSED AS STORAGE SPACE RATHER THAN LIVING ACCOMMODATION.



## OUTSIDE

The property includes a low-maintenance front garden and a private rear courtyard with a patio area, perfect for outdoor dining within a secure fenced boundary.



## HEATING

The property has the benefit of gas central heating.

## GLAZING

The property has the benefit of uPVC 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 A. 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

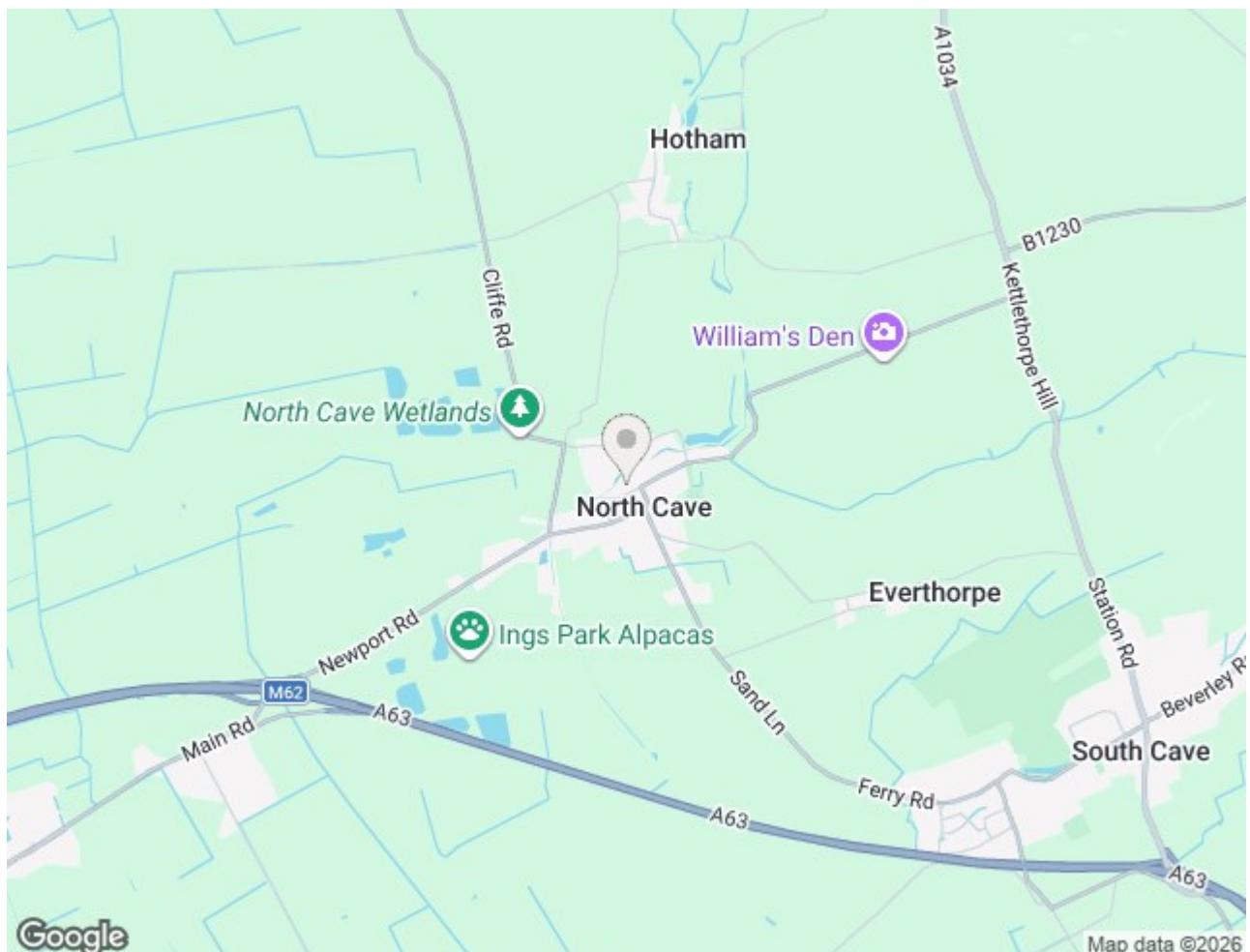
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are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

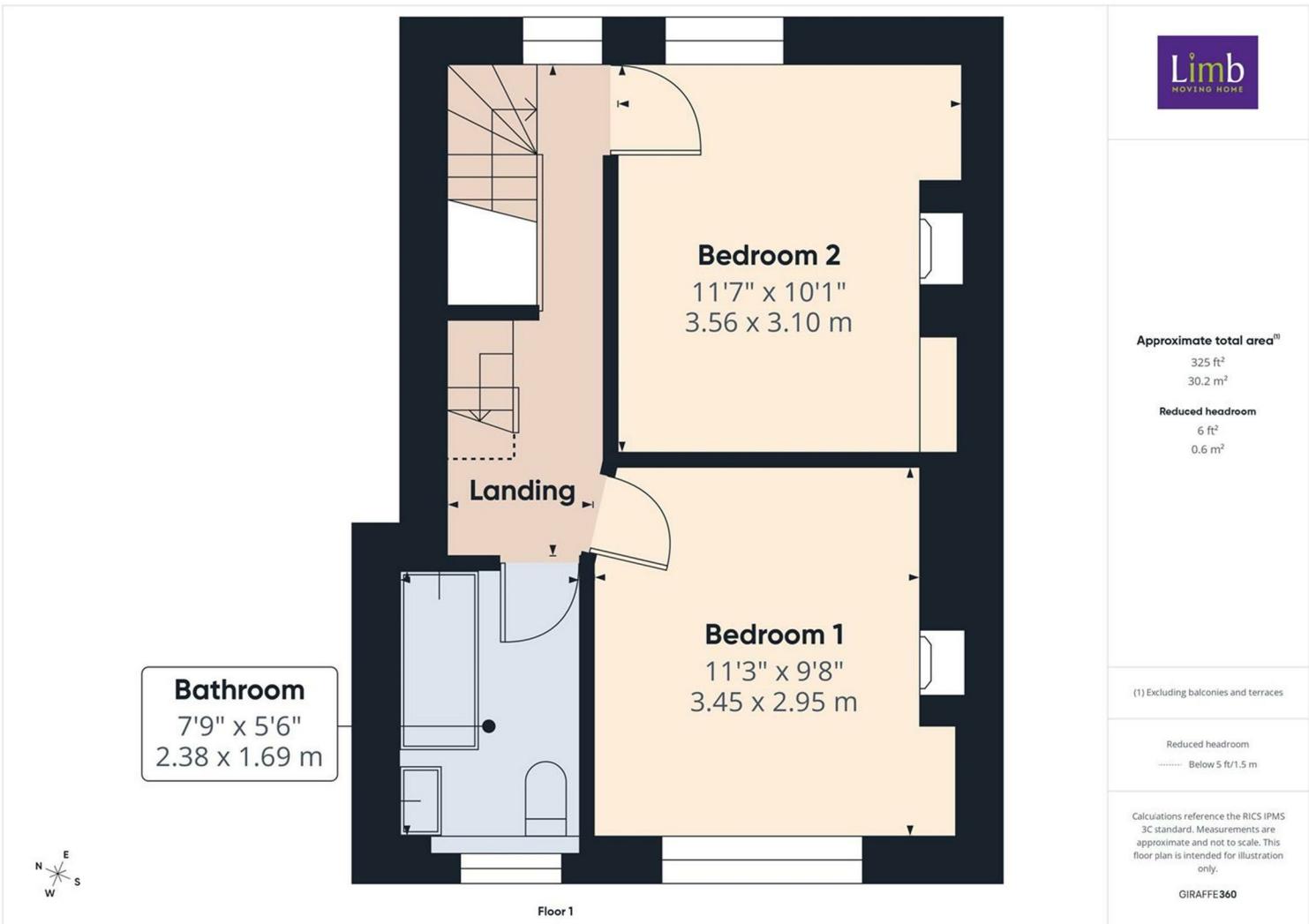
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

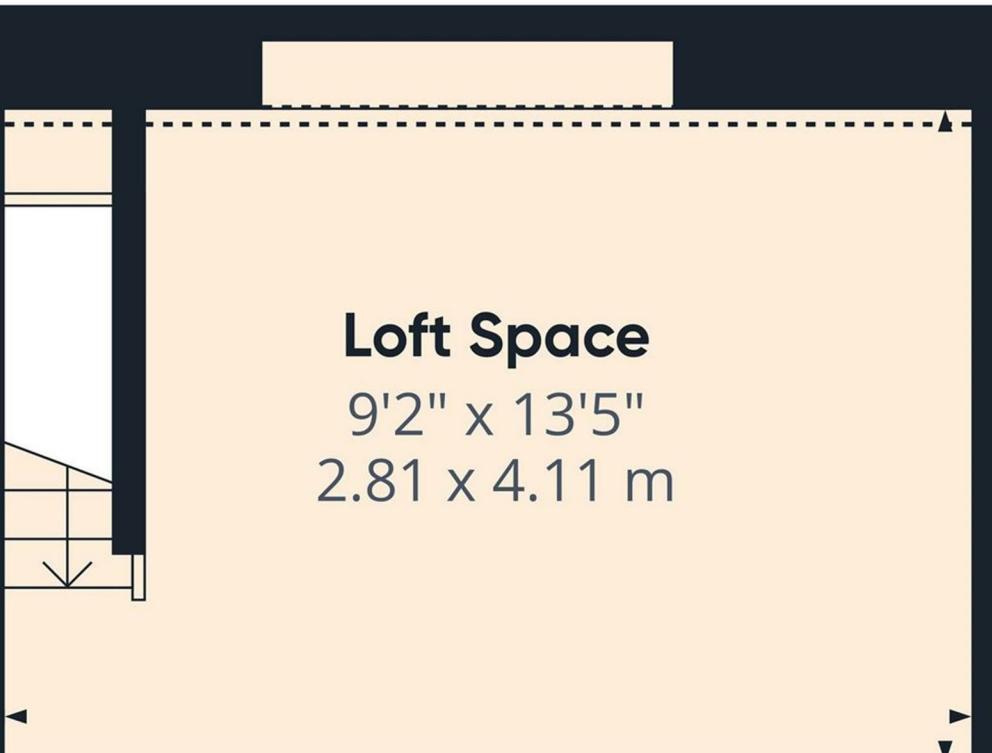
## PROPERTY TO SELL?

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.









## Loft Space

9'2" x 13'5"  
 2.81 x 4.11 m



Floor 2

 Approximate total area<sup>(1)</sup>

117 ft<sup>2</sup>  
 10.9 m<sup>2</sup>

 Reduced headroom  
 9 ft<sup>2</sup>  
 0.8 m<sup>2</sup>

(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

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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	