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**Limb**  
MOVING HOME



*3 Blanshards Lane, North Cave, East Yorkshire, HU15 2LN*

- 📍 Detached Bungalow
- 📍 Spacious Proportions
- 📍 Central Village Location
- 📍 Council Tax Band = C
- 📍 2 Good Bedrooms
- 📍 Private Garden
- 📍 2x Driveways
- 📍 Freehold/EPC = E

**£259,000**



## INTRODUCTION

This particularly spacious detached bungalow is situated in the heart of North Cave. Together with the mature gardens and outside space, the accommodation briefly comprises two bedrooms, bathroom, W.C., kitchen, lounge, conservatory style garden veranda and sun veranda.

The property has the benefit of double glazing. The property also affords the added benefit of two driveways plus a garage.

Viewing is highly recommended.

## LOCATION

The sought after village of North Cave lies at the foot of the Yorkshire Wolds and retains a real village feel with a sense of community. The village has its own pre-school and primary school and currently falls within the catchment area for the highly regarded South Hunsley Secondary School for which there is a school bus service. It also retains a local shop, post office, pub and a Village Trust Recreational Sport Centre, canoe, sub-aqua and indoor bowls club and the well renowned William's Den, 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 this is an ideal location for walking, riding, cycling and exploring picturesque villages. Ideally situated for commuting with junction 38 of the A63/M62 motorway network located approximately one mile to the south, and is within easy reach of Brough's mainline railway station., the village provides good links both locally and nationally.

## ACCOMODATION

Sliding door through to small entrance enclosure with residential entrance door to:

### ENTRANCE HALL

11'07" x 15'05" max (3.53m x 4.70m max)

L-shaped entrance hall with storage cupboard to corner.



## LOUNGE

12'04" x 19'11" approx (3.76m x 6.07m approx)

With window to front, electric fireplace upon stone hearth with brick surround and glass sliding doors to garden room.



## GARDEN VERANDA

10'08" x 6'02" approx (3.25m x 1.88m approx)

A glazed enclosure with sliding door leading out to the garden.



## KITCHEN

12'03" x 11'00" approx (3.73m x 3.35m approx)

With window and access to sun veranda. Fitted units with breakfast peninsula, sink & drainer and tiled surround. A storage cupboard lies to the corner and plumbing for a washing machine is provided.



## SUN VERANDA

12'01" x 9'11" approx (3.68m x 3.02m approx)

A glazed enclosure with tiled flooring and sliding door to rear garden.





## BEDROOM 1

14'06" x 11'00" approx (4.42m x 3.35m approx)  
With window to rear.



## BEDROOM 2

11'05" x 12'06" (3.48m x 3.81m)  
With window to front.



## BATHROOM

5'10" x 6'02" (1.78m x 1.88m)  
With wash-hand basin beneath window to front, bath with shower fitting and tiled surround.



## W.C.

2'07" x 5'10" approx (0.79m x 1.78m approx)  
With low-flush W.C. and tiled surround.



## OUTSIDE

The property benefits from a private, lawned rear garden with borders, a patio and greenhouse. The landscaped garden at the front of the property boasts a driveway to each side, one providing garage access.



## TENURE

Freehold

## COUNCIL TAX BAND

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

## 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.

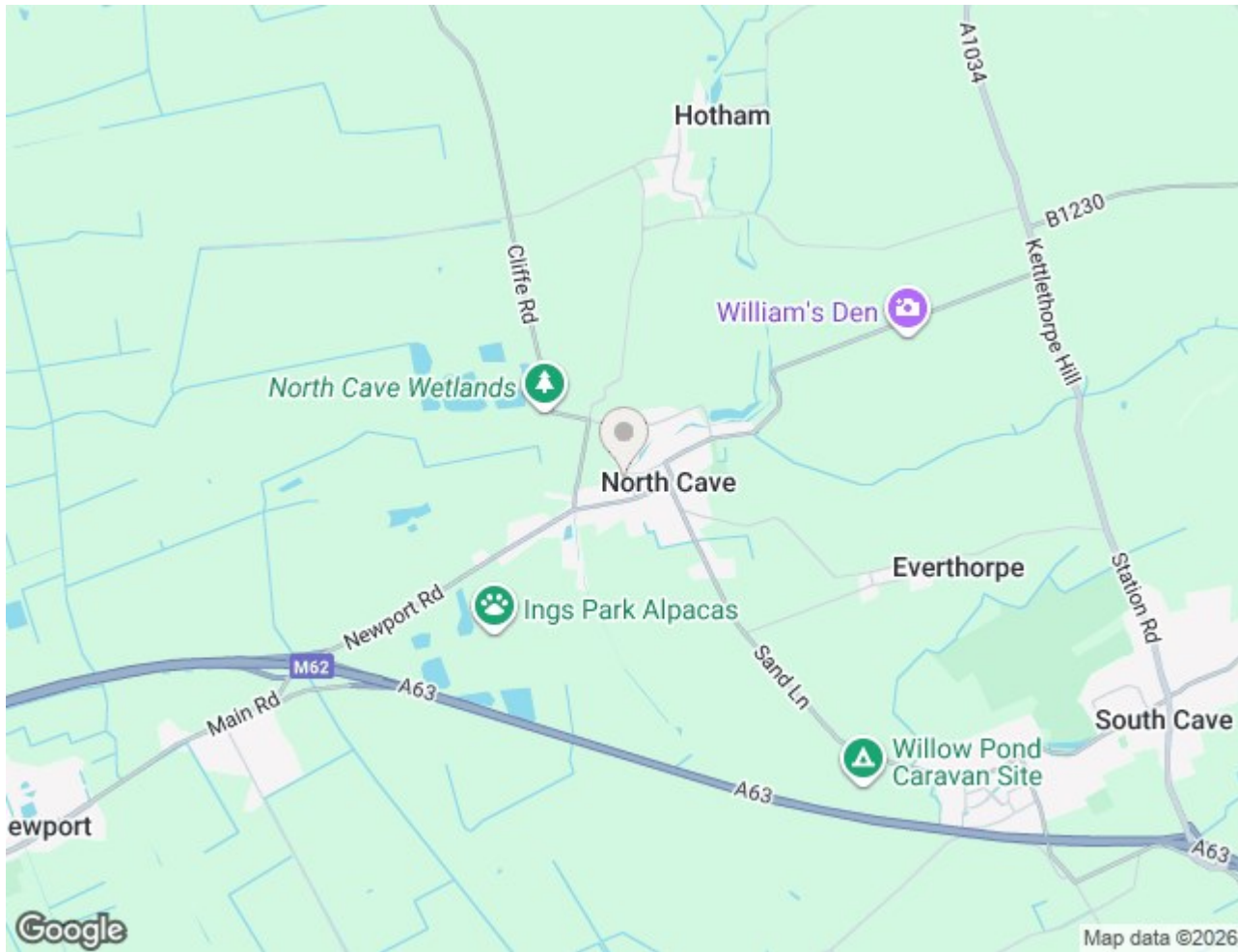
## PHOTOGRAPH DISCLAIMER

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. 101.7 sq. metres (1094.9 sq. feet)



Total area: approx. 101.7 sq. metres (1094.9 sq. feet)  
**3 Blanshards Lane, North Cave**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	43	
(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	