

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



2 Bells Fold, North Cave, East Yorkshire, HU15 2GR

- 📍 Two Bed Cottage
- 📍 Large Windows
- 📍 Private Courtyard
- 📍 Council Tax Band = B

- 📍 Contemporary Design
- 📍 Central Heating
- 📍 Off-Street Parking
- 📍 Freehold/EPC = B

£210,000

INTRODUCTION

Beautifully presented two-bedroom terraced cottage in the heart of North Cave. The ground floor offers a welcoming layout, comprising a spacious lounge, a versatile dining area/snug, a well-appointed kitchen, and a convenient W.C. Upstairs, you'll find two comfortable bedrooms alongside a stylish bathroom.

The property features Danish-style windows and a sophisticated heating system with gas central heating upstairs and triple-zone underfloor heating downstairs. Outside, a private courtyard provides a space for relaxation or entertaining. With a prime village location, 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.

ACCOMMODATION

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

Glazed residential entrance door to:

ENTRANCE HALL

Tiled, with floor-to-ceiling windows to front and side and access to W.C..

W.C.

With low-flush W.C. beneath window to front, wash-hand basin and plumbing for washing machine beneath worksurface area and storage cupboard.



DINING AREA / SNUG

Versatile space leading into kitchen with floor-to-ceiling window onto private courtyard.



KITCHEN

Having a range of fitted base and wall units with wood block worksurfaces, sink & drainer and integrated double oven and fridge-freezer. A chimney extractor hood extends from the ceiling above a four-ring gas hob atop breakfast peninsula.



LOUNGE

With doors leading out to the delightful courtyard.



FIRST FLOOR

LANDING

BEDROOM 1

With window to front elevation.



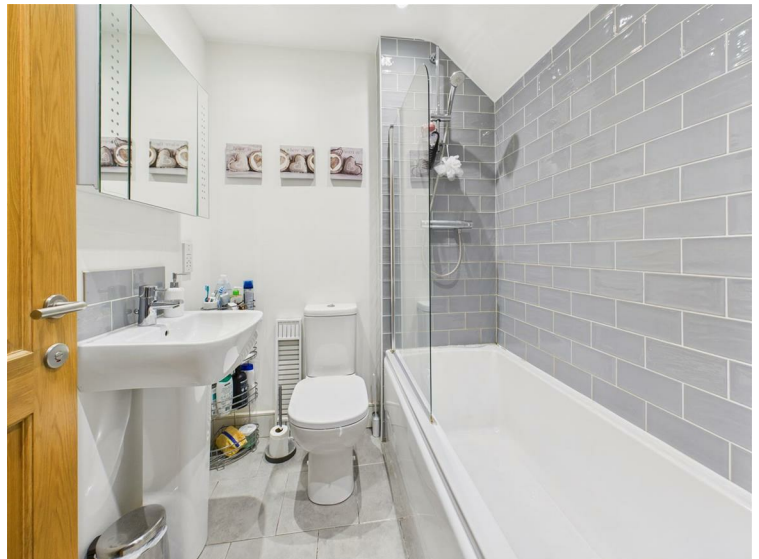
BEDROOM 2

With window to front elevation.



BATHROOM

Tiled bathroom with low-flush W.C., wash-hand basin and bath with shower fitting and tiled surround.



OUTSIDE

A paved and walled private courtyard lies to the side of the property, complete with a shelter canopy extending from the property and a decked area. There is a shared driveway to the front of the property, with two off-street parking spaces allocated.



TENURE

Freehold

COUNCIL TAX BAND

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

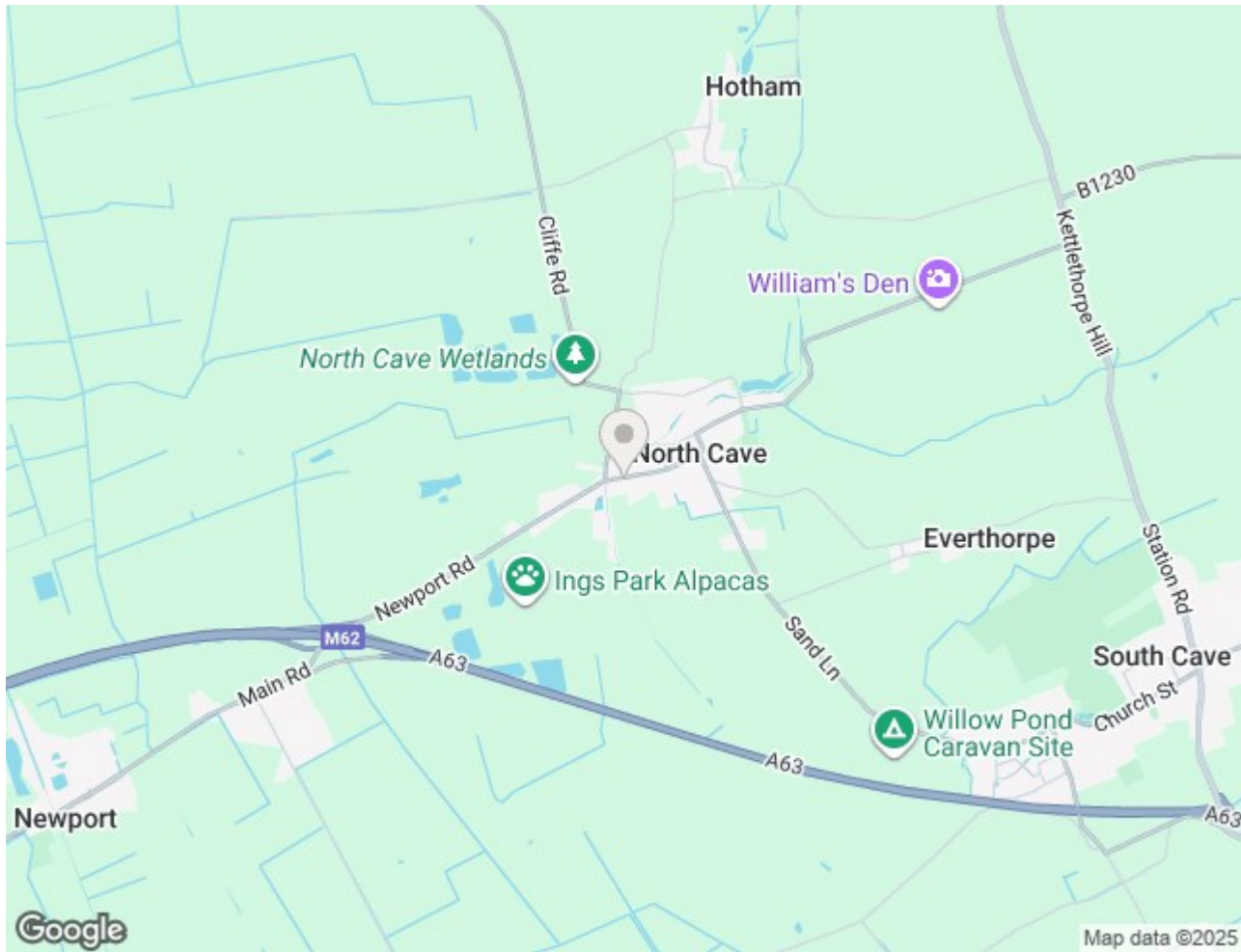
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are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

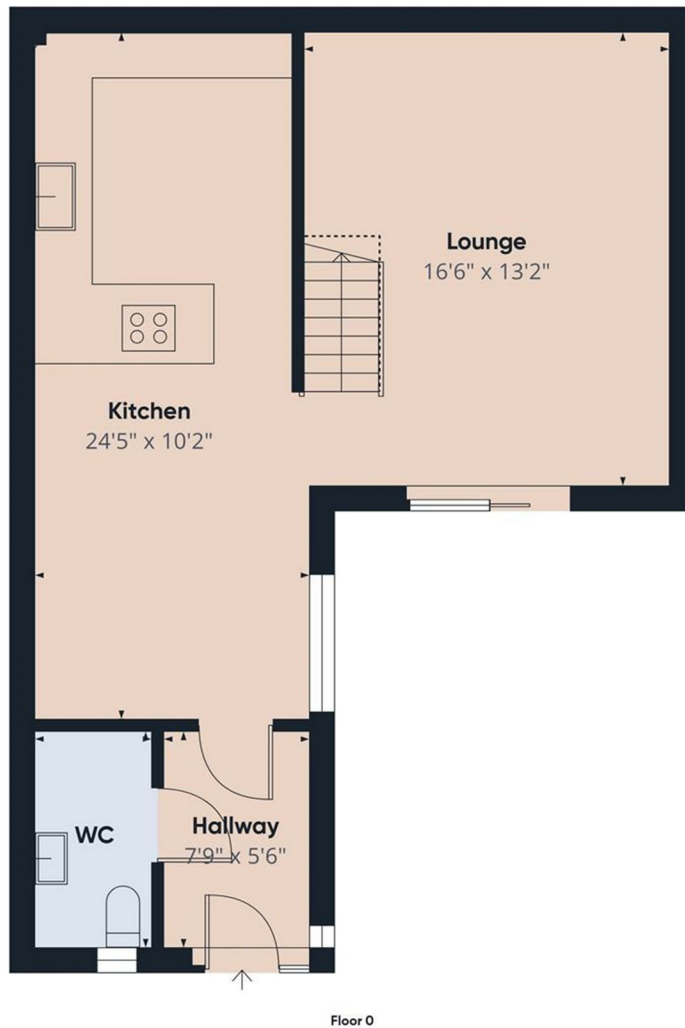
PHOTOGRAPH DISCLAIMER

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.





Approximate total area[®]
541 ft²

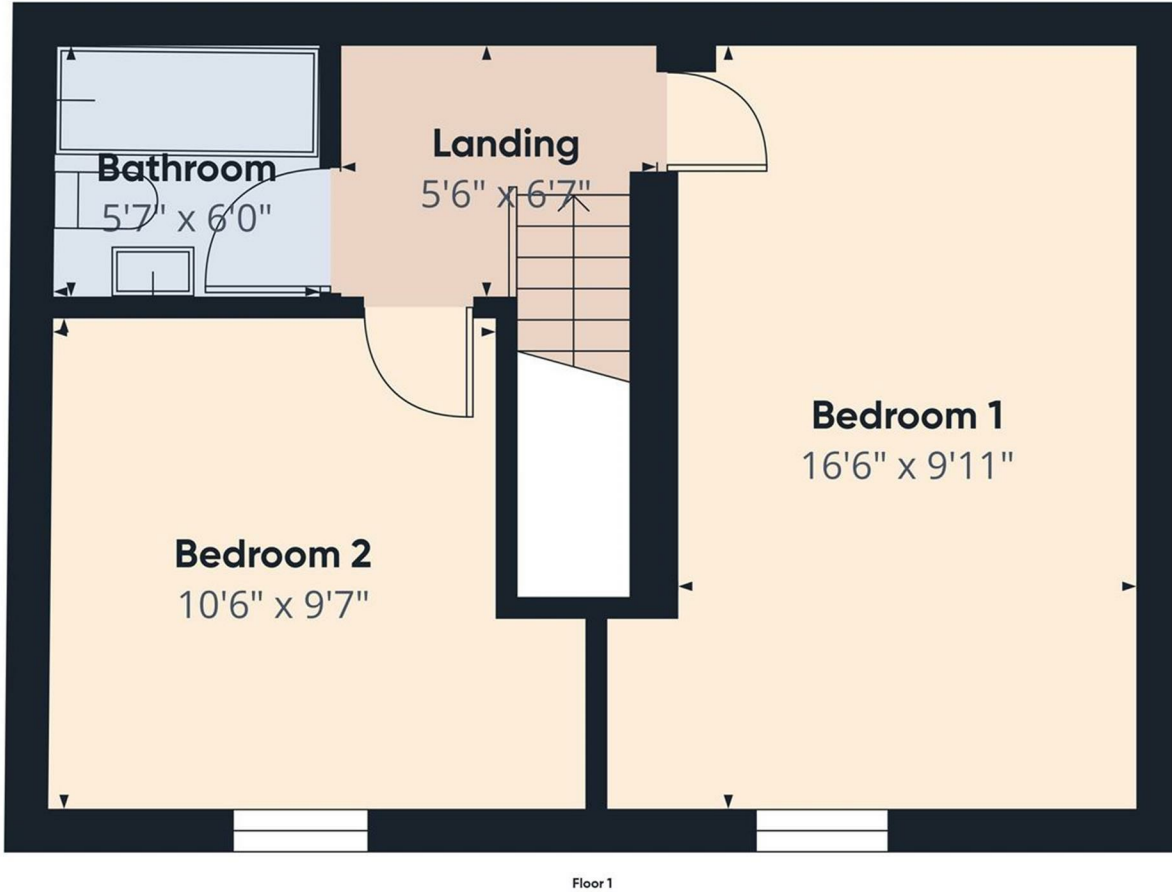
Reduced headroom
15 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



Approximate total area[®]
341 ft²

(1) Excluding balconies and terraces

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
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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