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**Limb**  
MOVING HOME



*39 Westgate, North Cave, East Yorkshire, HU15 2NG*

- 📍 Detached Bungalow
- 📍 Two Bedrooms
- 📍 Recently Fitted Kitchen
- 📍 Council Tax Band = B
- 📍 Low Maintenance Garden
- 📍 Off Street Parking
- 📍 No Onward Chain
- 📍 Freehold / EPC = D

**£189,950**

## INTRODUCTION

Located along Westgate in the charming village of North Cave, this well-presented detached bungalow offers the perfect blend of comfort and convenience.

Boasting two bedrooms and a modern shower room, this individual property features a recently fitted kitchen and a cosy lounge, providing a warm and inviting living space. The low maintenance garden is ideal for enjoying the fresh air, and the driveway for one car ensures parking is always stress-free.

Situated in a peaceful residential area, this property is within easy reach of local amenities and excellent transport links, making it the ideal place to call home. With no onward chain, this bungalow is ready and waiting for its new owners to move in and make it their own.

## LOCATION

The property is located along Westgate in the centre of the village where a number of period properties and homes of distinction are to be found. 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 Academy 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

Residential entrance door to:

## UTILITY

With plumbing for a washing machine.

## DINING KITCHEN

17'6" x 9'9" approx (5.33m x 2.97m approx)

Having a range of modern shaker style base and wall units with complementing worksurfaces, sink and drainer with mixer tap, cooker point, tiled floor, breakfast bar and window to side.



## INNER HALLWAY

With storage cupboard and loft access hatch.



## LOUNGE

12'11" x 11'2" approx (3.94m x 3.40m approx)

With feature fire surround housing an electric fire. Windows to front and side elevations.



## BEDROOM 1

14'5" x 9'6" approx (4.39m x 2.90m approx)

With built in wardrobes and window to front.



## BEDROOM 2

12'7" x 7'8" approx (3.84m x 2.34m approx)  
With French doors opening out to the rear garden.



## SHOWER ROOM

With walk in shower, wash hand basin and low flush W.C. Heated towel rail, inset spots and window to rear.



## *OUTSIDE*

There is a low maintenance garden with artificial lawn and gravelled area. There is also off street parking for one car.



## *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*

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

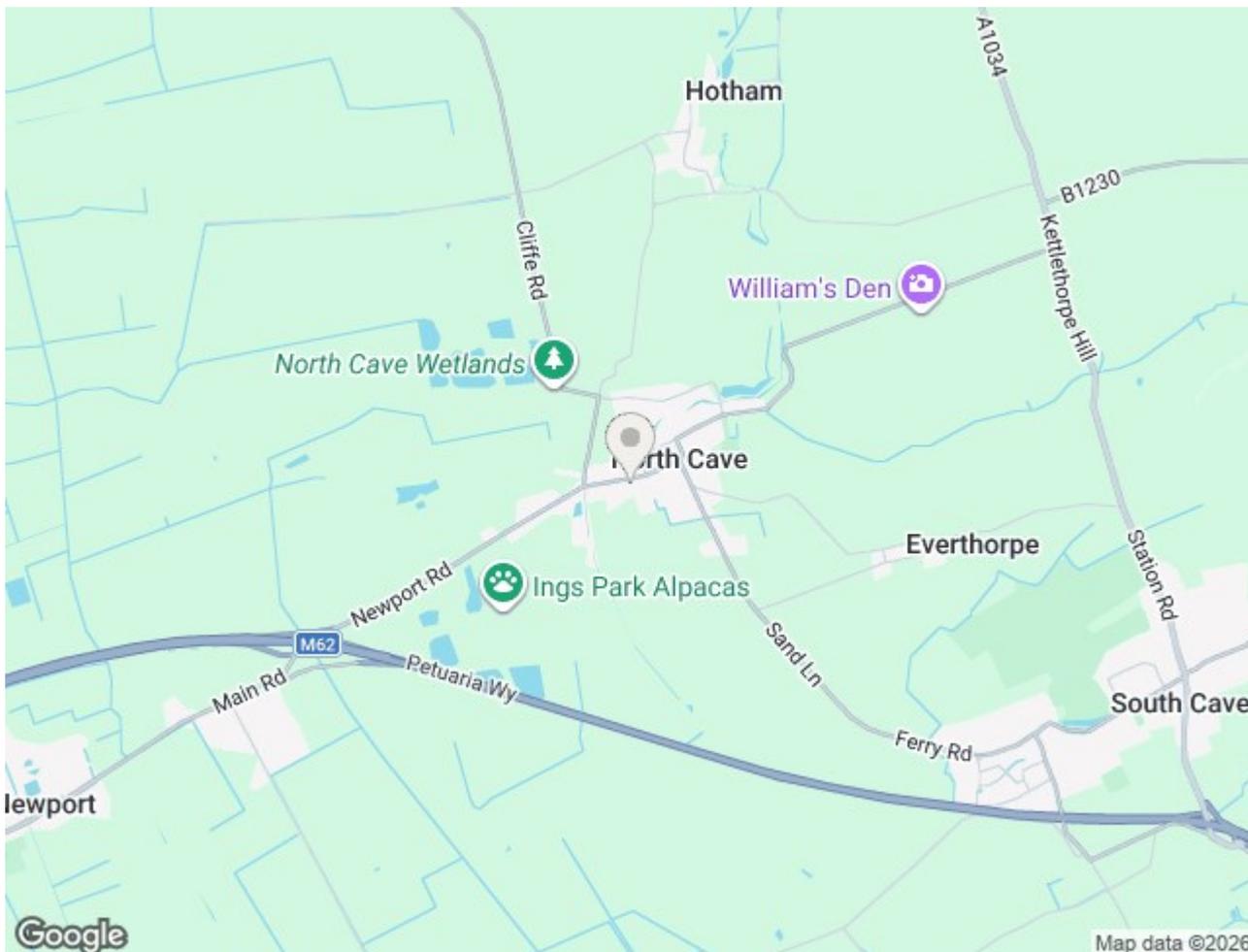
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

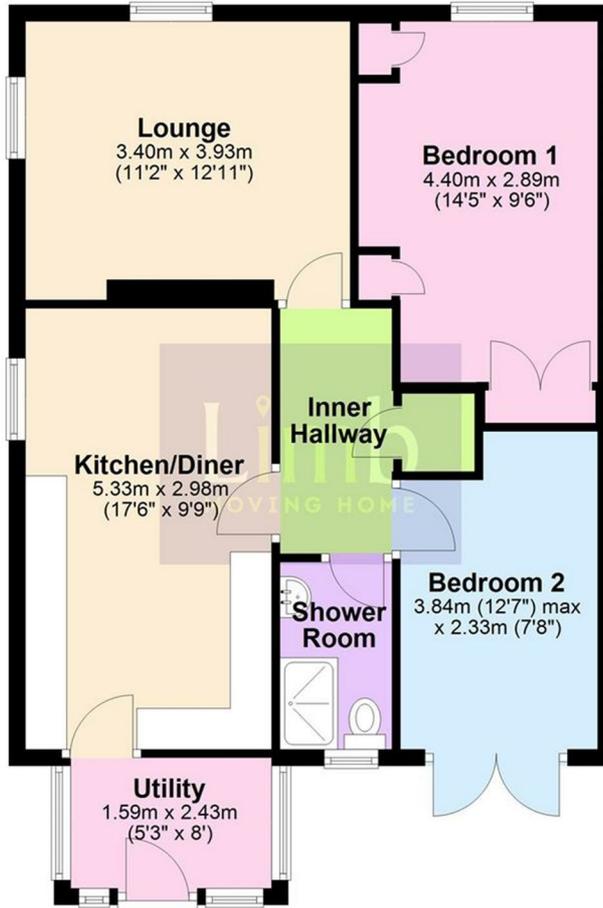
## VALUATION SERVICE

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. 65.4 sq. metres (703.5 sq. feet)



Total area: approx. 65.4 sq. metres (703.5 sq. feet)

