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Matthew
Limb
MOVING HOME



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

 **Stunning Detached**

 **Four Double Bedrooms**

 **Open Plan Kitchen**

 **Council Tax Band G**

 **Bathroom & En-Suite**

 **Gardens, Drive & Garage**

 **Lovely Location**

 **Tenure Freehold / EPC=B**

£429,950

INTRODUCTION

Nestled in the beautiful East Yorkshire village of North Cave is this stunning detached house which forms part of an exclusive development built in recent times by Duchy Homes. The exclusive development of 36 recently built houses is situated within an established setting with open countryside nearby. This superb property has an attractive facade and has been designed to reflect the exclusivity of the village setting offering charm and character fused with modern living and contemporary fittings.

The property itself is a detached family home and features four double bedrooms. The ground floor boasts a large open-plan kitchen stretching the full width of the house and offering generous dining space and bi-folding doors out to the garden which enjoys a westerly aspect. To the front of the house is a spacious living room with beautiful bay window. There is also the convenience of a downstairs W.C. and utility room. Upon the first floor is a spacious landing with four double bedrooms leading off. The large master bedroom also features its own en-suite shower room in addition to the main family bathroom where there is the added benefit of separate tub and shower.

A lawned garden extends to the front of the property and a block set drive leads to the side providing excellent off street parking. There is a detached single garage with power. The rear garden enjoys a westerly aspect and is mainly lawned with a patio area.

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

Residential entrance door to:

ENTRANCE HALL

With excellent storage and stairs to the first floor off.



CLOAKS/W.C.

With low flush W.C. and wash hand basin.

UTILITY ROOM

With base and wall unit, sink and drainer, plumbing for automatic washing machine and space for tumble dryer. External access door to side.

LOUNGE

15'8" x 11'4" approx (4.78m x 3.45m approx)

With beautiful bay window to front elevation.



LIVING KITCHEN

26'7" x 12'6" approx (8.10m x 3.81m approx)

This stunning and contemporary space is situated to the rear of the property with bi-folding doors opening out to the rear garden. The kitchen has a range of contemporary base and wall units with complementing worksurfaces, one and a half sink and drainer unit, integrated appliances including a double oven, hob with extractor hood above, fridge/freezer and dishwasher. Recessed downlighters.



KITCHEN



DINING/LIVING AREA



FIRST FLOOR

LANDING

With loft access hatch and window to side elevation.



BEDROOM 1

15'8" x 12'2" approx (4.78m x 3.71m approx)

Window to rear elevation.



EN-SUITE SHOWER ROOM

With large shower enclosure, floating vanity unit with wash hand basin and low flush W.C.. Recessed downlighters, heated towel rail, part tiling to walls and window to rear elevation.



BEDROOM 2

13'3" x 9'7" approx (4.04m x 2.92m approx)

With fitted wardrobes with mirrored sliding doors. Window to front elevation.



BEDROOM 3

12'8" x 9'2" approx (3.86m x 2.79m approx)

Window to rear elevation.



BEDROOM 4

9'7" x 9'6" approx (2.92m x 2.90m approx)

Window to front elevation.

BATHROOM

With contemporary four piece suite comprising a bath, shower enclosure, wash hand basin and low flush W.C. Heated towel rail, recessed downlighters, half tiling to walls and tiled floor. Window to front elevation.



OUTSIDE

A lawned garden extends to the front of the property and a block set drive leads to the side providing excellent off street parking. There is a detached single garage with power. The rear garden enjoys a westerly aspect and is mainly lawned with a patio area.



PATIO



TENURE

Freehold

COUNCIL TAX BAND

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

STAMP DUTY LAND TAX

Purchase Price of Property

£0 - £125,000	0%
£125,001 - £250,000	2%
£250,001 - £925,000	5%
£925,001 - £1,500,000	10%
£1,500,001 and over	12%

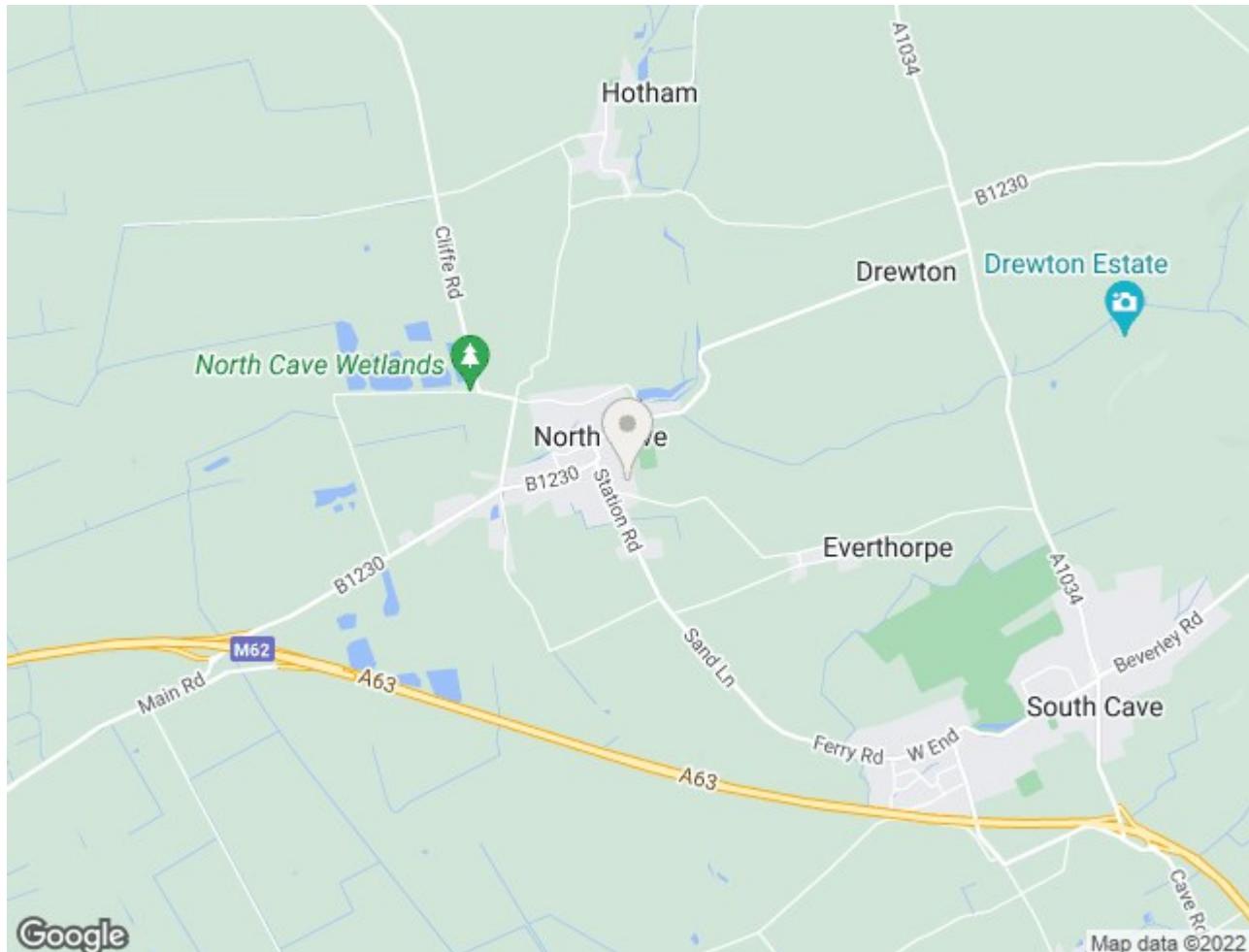
Rates Paid on the Part of the Property Price Within Each Tax Band

Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT

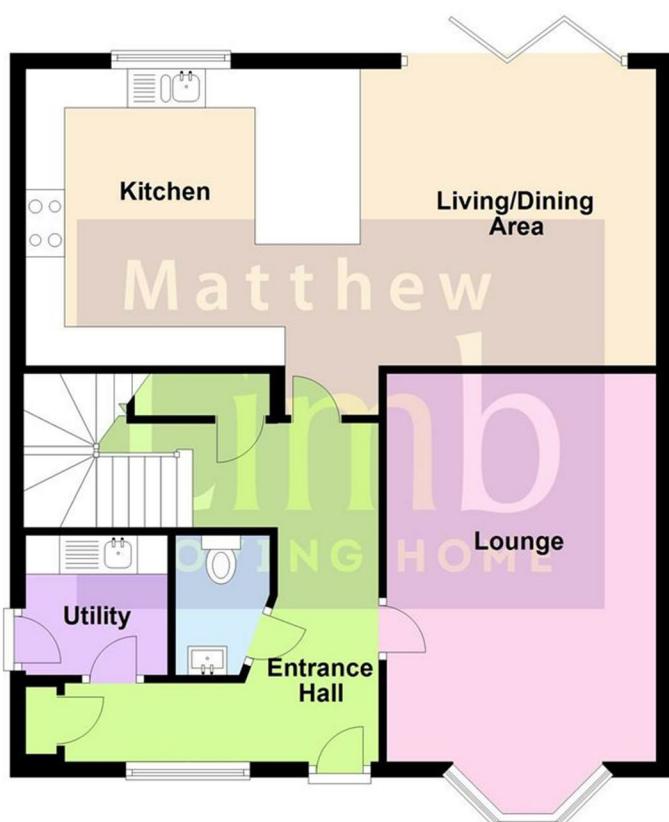
TIME DAY/DATE

SELLERS NAME(S)



Ground Floor

Approx. 72.3 sq. metres (777.8 sq. feet)



First Floor

Approx. 72.3 sq. metres (777.8 sq. feet)



Total area: approx. 144.5 sq. metres (1555.6 sq. feet)

