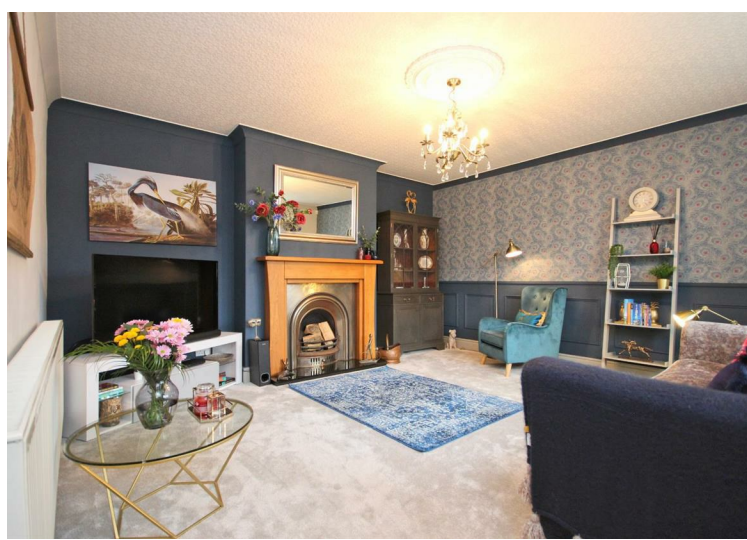


**QUICK & CLARKE**  
The Property Specialists

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**6 Station Road, North Cave HU15 2LA**  
**Offers Over £495,000**

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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- Stunning 4/5 Bed Property
- 1/3 Acre Westerly Facing Plot
- Working Cattery (if wanted)
- Huge Potential
- Ground Floor Ensuite Bedroom
- Part Exchange Considered
- Convenient for M62
- Double Garage and Outbuildings
- EPC: TBC

#### THE PROPERTY

One of the most interesting properties Quick and Clarke have brought to the market for a number of years.

A stunning detached 4/5 bed house set in a fabulous westerly facing 1/3 acre plot with working Cattery. Offering huge potential for anyone looking for a change in lifestyle, this successful and popular Cattery could be easily expanded or the plot's use be changed to the new owner's requirements including development (subject to the necessary permissions).

Situated between the Primary School and the centre of this popular village, this attractive and well maintained house has been updated over time and offers great flexibility of layout with the advantage of having both ground floor and first floor bedrooms and bathrooms. Modern and immaculate throughout - viewing is essential.

#### LOCATION

The property is located on an enviable plot just to the North of the Primary School on Station Road, North Cave and close to the centre of the Village. Station Road links the popular village of North Cave with South Cave and lies conveniently close to the M62 allowing easy access to the major road network.

North Cave is situated 15 miles (24 km) to the west of Hull city centre on the B1230. South Cave is located approximately 2 miles (3 km) to the south-east.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

24'10 x 5'10 (7.57m x 1.78m )

An attractive and welcoming entrance hall with a modern uPVC front door with ornate leaded glass panel. Stairs to the first floor accommodation. Decorative window into the living room and two cast iron radiators. Light oak internal doors opening into the reception/bedroom and cloak cupboard.

##### LIVING / DINING ROOM

15'3 x 15'1 (4.65m x 4.60m)

A well proportioned dual aspect room with windows to both the side and rear elevations and door onto the westerly facing patio. A wood burning stove sits in a fireplace with granite hearth and wooden surround. Part wood panelling to walls and cast iron radiator.

##### KITCHEN

13'2 x 10'3 (4.01m x 3.12m)

A fabulous hand painted kitchen in Farrow and Ball 'Pigeon' and with granite work surfaces and glass splashback. Five ring gas range with double oven and grill, extractor, inset 1 1/2 bowl sink, integrated dishwasher, low level LED lights, space for fridge freezer. Dual aspect windows and uPVC door onto patio.

##### LOUNGE

15'1 x 14'11 (4.60m x 4.55m)

A further well proportioned living room with an open fire set in Victorian style insert, wood surround and slate hearth. Part wood panelling and window to the front aspect.

##### STUDY / BEDROOM 5

11'8 x 9'8 (3.56m x 2.95m )

Double glass panelled oak doors from the entrance hall, laminate flooring and window to front aspect. Could be equally used as a fifth bedroom.

##### GROUND FLOOR/PRINCIPAL BEDROOM

14'9 x 10'11 to wardrobes (4.50m x 3.33m to wardrobes)

A generous sized double bedroom with window overlooking garden. Modern sliding doors open into cupboards/dressing room which conceals the wall mounted TV and range of hanging/storage space. Door into en-suite bathroom.

##### EN-SUITE BATHROOM

10'11 x 4'6 (3.33m x 1.37m)

A stunning bathroom with a contemporary four piece sanitary suite comprising corner bath, WC, vanity hand wash basin and double shower enclosure. Tiled walls with niches and inset lighting. Heated towel rail, porcelain tiled floor and window.

##### CLOAKROOM

5'9 x 5'8 (1.75m x 1.73m)

Vanity unit with semi recessed hand wash basin, wc and porcelain tiled floor. Window to rear aspect.

##### FIRST FLOOR

##### BEDROOM 2

18'11 x 11'10 (5.77m x 3.61m)

Originally two rooms and with windows to three aspects. Currently used as a dressing room and study and with a range of built in cupboards.

##### BEDROOM 3

15'11 x 9'4 (4.85m x 2.84m)

Currently used as a gym, a dual aspect room with laminate flooring and built in cupboards.

##### BEDROOM 4

9'0 x 8'11 (2.74m x 2.72m)

Two built in cupboards, laminate flooring and window to the rear aspect.

##### BATHROOM

8'1 x 5'7 (2.46m x 1.70m)

A modern bathroom with a three piece sanitary suite comprising panelled bath with shower over, vanity hand wash basin and back to the wall w/c. Fully tiled walls and floor and window to the rear aspect.

##### OUTBUILDINGS/UTILITY

Attached to the house and located across the patio from the kitchen are two outbuildings. One has the two gas boilers for the main house (zoned for upstairs and downstairs accommodation). Both have stainless steel sinks and drainers and are plumbed for washing machine and tumble drier.

##### DOUBLE GARAGE

18'0 x 16'7 (5.49m x 5.05m)

With electric up and over door onto drive and internal door into the Cattery reception which is attached to the rear of the garage. Storage space in roof void.

##### GARDENS

The house is attractively positioned in well tended gardens which extend to 1/3acre. Partially surrounded by high hedgerows the property has a good level of privacy and is Westerly facing to the rear providing the patio area with the best of the afternoon/evening sun.

To the front a double 5 bar timber gate provides vehicular access onto the block set drive leading to the side of the property and up to the garage. The front garden is largely lawned with a picket fence forming the front boundary.

The rear garden has a wide area of well tended lawn and a patio adjacent to the rear of the house. There is a hot tub and to the side of the property a vegetable plot and greenhouse.

##### CATTERY

The current owners run a successful Cattery as a going concern. Licenced for 42 cats but with the potential to expand, change the use or redevelop, further details including approximate turnover are available upon request.



VIEWS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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