

CLUBLEYS
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47 Station Road
North Cave, HU15 2LA

Chain Free
£147,500



THE LOCATION

North Cave is a popular Village situated approximately fifteen miles to the West of Hull and one mile from the M62/A63 motorway junction which affords ease of access to the west riding motorway network. The main line railway station at Brough is approximately seven miles distant.

The Village has a good variety of facilities and amenities including a shop, school and play group, church and recreational facilities.

THE PROPERTY

A fantastic opportunity to purchase a three bedroom semi-detached house which offers potential buyers lots of scope for further enhancement. The accommodation which has the benefit of PVC double glazing and gas central heating briefly comprises entrance hall, living room, kitchen with dining area, office/play room, rear lobby and WC to the ground floor. There are three good sized bedrooms and family bathroom to the first floor. Gardens to three sides and a parking space if available can be rented via separate negotiation through the Council.



COVID-19 VIEWING GUIDANCE

Following the Government latest guidance regarding Coronavirus - new restrictions are in place and must be adhered to should you wish to view this property, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own face coverings and gloves as required. Further guidance will be given by our team.

INSERTED ROOM

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Front door leading in with stairs off to the first floor. Telephone point.

LIVING ROOM 15'11" x 11'8" (4.85m x 3.55m)

Fireplace with wall mounted gas fire. Coving to the ceiling.

KITCHEN WITH DINING AREA 14'11" x 8'1" (4.55m x 2.46m)

Range of wall and floor units having complementary work surfaces with tiled splash backs, sink unit, space for washing machine, cooker and fridge. Tile effect vinyl flooring.

OFFICE/PLAYROOM 9'4" x 7'4" (2.84m x 2.23m)

Coving to the ceiling and telephone point.

REAR LOBBY

Fitted cupboard and back door off.

CLOAKROOM

Low level Wc, wash hand basin and part tiling to the walls.

LANDING

Hatch to loft space. Cupboard housing combination boiler.

MASTER BEDROOM 14'11" x 8'2" (4.55m x 2.49m)

Range of fitted wardrobes, dressing table unit and chests. Wall lights.

BEDROOM TWO 14'10" x 8'6" (4.51m x 2.59m)

High level cupboard and double recessed cupboard.

BEDROOM THREE 7'5" x 6'0" (2.26m x 1.84m)

Fitted chest of drawers.

FAMILY BATHROOM 8'6" x 5'6" (2.59m x 1.67m)

Comprising of low level Wc, vanity hand basin and panelled bath. Part tiling to the walls.

OUTSIDE

GARDENS

Having gardens to three side.

PARKING SPACE AND GARAGE

A parking space can be applied for through the Council.

ADDITIONAL INFORMATION

SERVICES

Mains water, drainage, electricity and gas are connected to the property.

APPLIANCES

No appliances have been tested by the agents.

LOCAL AUTHORITY

TENURE

Freehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

A broker fee of £199 will be charged on application.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Chris Clubleby & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.



Floor Plan

This plan is for illustrative purposes only

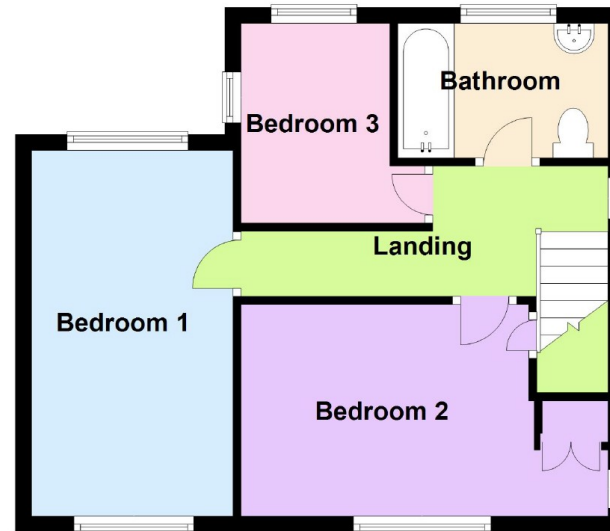
Ground Floor

Approx. 43.6 sq. metres (468.8 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.6 sq. feet)



Total area: approx. 83.1 sq. metres (894.4 sq. feet)

CLUBLEYS



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		84
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	