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Matthew  
**Limb**  
MOVING HOME



*2 Newport Road, North Cave, East Yorkshire, HU15 2NY*

- 📍 Semi-detached Bungalow
- 📍 Dining Kitchen
- 📍 Extended Accommodation
- 📍 Large Garage
- 📍 Ready to Move Into
- 📍 Viewing Recommended
- 📍 Three Bedrooms
- 📍 EPC = D

**£220,000**

## INTRODUCTION

This significantly extended 3 bedroomed semi detached bungalow also has the benefit of a large garage and good parking. Situated on the fringe of the village, this lovely property within a level walk of the village centre and nearby to the beautiful nature reserve of North Cave Wetlands, together with ideal access towards the junction 38 of the A63/M62 motorway network. The property is ready to move straight into and has the benefit of gas fired central heating to radiators and uPVC double glazing. The accommodation briefly comprises a central entrance hall, lounge, extended dining kitchen, three bedrooms including a particularly spacious master and a wet room. The property occupies a wedge shaped plot having a wide frontage to Newport Road, with a driveway providing generous parking and access to the large garage. There is a garden to rear.



## LOCATION

The village of North Cave itself lies approximately 15 miles to the west of Hull and only 11 miles from the historic town of Beverley. The village has a good variety of local amenities, junior school, recreational field and is ideally placed for many lovely walks and cycle trails. Immediate access is available for the A63 close to the junction with the M62 motorway thus providing easy access towards Hull to the east or the national motorway network to the west. A mainline railway station is located in the nearby village of Brough which is approximately 6 miles away.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

A central entrance hallway.

### LOUNGE

11'0 x 14'5 approx (3.35m x 4.39m approx)  
Plus bay window to front elevation. Feature fire surround with marble hearth and backplate housing an electric fire.



### *DINING KITCHEN*

21'7 x 9'10 approx (6.58m x 3.00m approx)

An extended kitchen providing areas for kitchen and dining. There is a range of fitted base and wall mounted kitchen units with roll top work surfaces, one and a half sink and drainer, an integrated double oven, five ring gas hob with stainless steel back and extractor hood above. Plumbing for automatic washing machine. Window and door to rear.



### *DINING KITCHEN - ALTERNATIVE VIEW*



### *BEDROOM 1*

19'x 9'1 approx (5.79m x 2.77m approx)

With window to rear elevation. A particularly spacious bedroom.



*BEDROOM 2*

10'9 x 9'0 approx (3.28m x 2.74m approx)  
Plus bay window to front elevation.



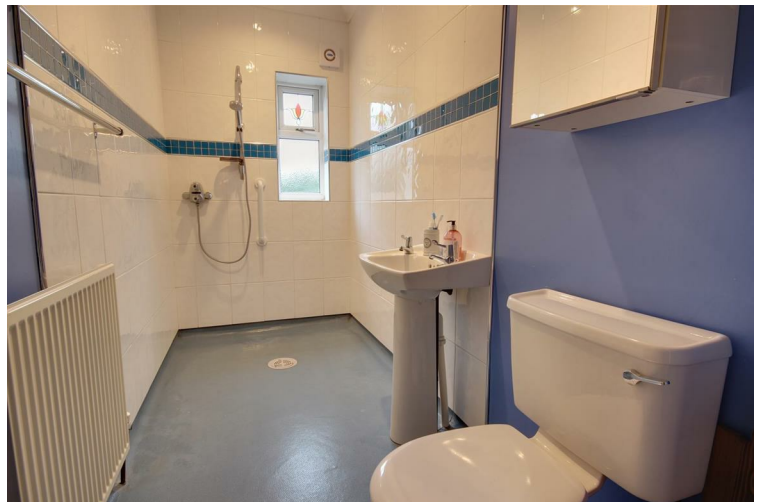
*BEDROOM 3*

10'9 x 7'8 approx (3.28m x 2.34m approx)  
Window to side.



*WETROOM*

Fitted as a wet room comprising a shower area, wash hand basin and WC.



### *OUTSIDE*

The property occupies a wedge shaped plot having a wide frontage to Newport Road. Brick pillars flank the entrance driveway which is gravelled and provides ample parking. The large garage measures approximately 20'1 x 11'10 internal having power, light and water installed. It also houses the gas fired central heating boiler. Externally to the rear of the garage there is a cupboard area ideal for storage, bins, dog run etc. The rear garden incorporates a rear patio and lawn. Mature borders surround the property.



### *OUTSIDE - ALTERNATIVE VIEW*



### *REAR VIEW OF PROPERTY*



### TENURE

Freehold

### COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

### VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

### 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.

### 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.

### 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.

### 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.

### VIEWING APPOINTMENT

TIME .....DAY/DATE .....

SELLERS NAME(S) .....



**Ground Floor**

Approx. 119.5 sq. metres (1286.7 sq. feet)



Total area: approx. 119.5 sq. metres (1286.7 sq. feet)



