



3, Blanshards Lane,
North Cave, HU15 2LN
£225,000



Delightful detached bungalow, planned well throughout with spacious accommodation!

The layout of this bungalow has a practical flow with a spacious living room, kitchen, two well proportioned bedrooms, a well maintained bathroom and separate WC. Outside is a side driveway, garage, front and rear gardens.

North Cave is known for its friendly community, local amenities and surrounding countryside, making it a great choice for those who appreciate a village lifestyle while still being within reach of larger towns.

Tenure - Freehold
Council Tax Band - C
Epc - E



Tenure: Freehold
East Riding of Yorkshire
BAND: C

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

3.53m x 4.70m max (11'6" x 15'5" max)

Front door leading into spacious L shaped entrance hall with recessed cupboard for storage.

LOUNGE

3.76m x 6.07m (12'4" x 19'10")

A generous sized room with UPVC double glazed window to the front elevation, feature fireplace with stone hearth and brick built surround, housing electric fire, sliding doors lead into the garden room. Radiator.

SUN ROOM

3.68m x 3.02m (12'0" x 9'10")

Glazed windows to the side and rear, tiled flooring, sliding door leading into the rear garden.

BEDROOM ONE

4.42m x 3.35m (14'6" x 10'11")

A good sized double room with UPVC double glazed window to the rear, and radiator.

BEDROOM TWO

3.48m x 3.81m (11'5" x 12'5")

Double room with UPVC double glazed window to the front, and radiator.

BATHROOM

1.78m x 1.88m (5'10" x 6'2")

UPVC double glazed window to front, wood panelled bath with wall mounted electric shower over, sink set in wooden vanity unit, and radiator.

W.C

0.79m x 1.78m (2'7" x 5'10")

UPVC double glazed window to the rear, low level W.C, with tiled surround.

OUTSIDE

To the front of the property is a landscaped garden with low level brick wall, access to driveway with a further driveway leading to single detached garage. To the rear the garden is mainly laid to lawn with mature shrubs and hedging.

ADDITIONAL INFORMATION

*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MEASUREMENTS/FLOORPLANS

Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

APPLIANCES

No appliances have been tested by the agent.

SERVICES

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

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Estate Agents | Lettings Agents | Chartered Surveyors

Ground Floor



Total area: approx. 101.7 sq. metres (1094.6 sq. feet)

AGENTS NOTES

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.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.

MATERIAL INFORMATION

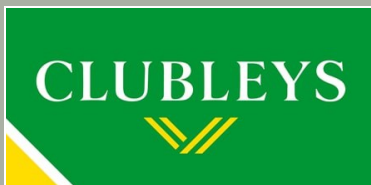
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk 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. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to 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.