CLUBLEYS

8, Manor Road,
North Cave, HU15 2NE
Offers Over £245,000







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ABOUT THE PROPERTY

This charming link-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms and a thoughtfully designed reception room and conservatory, this home is ideal for those seeking a peaceful retreat without sacrificing modern living. The spacious layout flows effortlessly, creating an inviting atmosphere.

The property boasts a well-appointed bathroom and ample parking for up to three vehicles, ensuring practicality for everyday life. Surrounded by the picturesque countryside, residents can enjoy leisurely walks while still being within easy reach of local amenities. This bungalow presents a unique opportunity for those looking to embrace a serene lifestyle in a welcoming community. Don’t miss your chance to make this delightful property your new home.

Tenure - Freehold
EPC - TBC



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Tenure: Freehold
East Riding of Yorkshire
Band: D

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
UPVC opaque double glazed entrance door with glazed side panel, larger than average hallway, cupboard for storage including gas central heating boiler, radiator.

LOUNGE
6.352 x 3.777 (20'10" x 12'4")
UPVC double glazed window to the front, UPVC double glazed opaque window to the side, radiator.

KITCHEN
6.352 x 2.865 (20'10" x 9'4")
Fitted with a range of modern wall, base & drawer units with complementary work surfaces over, space for oven, stainless sink with double drainer, space/plumbing for washing machine, integrated fridge/freezer, space for dining room table, radiator, UPVC double glazed windows to the side.

BEDROOM ONE
4.738 max x 3.574 (15'6" max x 11'8")
UPVC double glazed sliding doors leading to rear garden, cupboard for storage, radiator.

BEDROOM TWO
3.658 x 3.088 (12'0" x 10'1")
Wooden glazed doors leading to conservatory, fitted wardrobes, radiator.

BATHROOM
2.823 x 2.059 (9'3" x 6'9")
UPVC double glazed opaque windows to the side, fully tiled, walk in shower, low level W.C, wall mounted ceramic sink, panelled bath, radiator.

CONSERVATORY
3.61 x 3 (11'10" x 9'10")
UPVC double glazed with french door leading to rear garden.

OUTSIDE
To the front of the property is a low level brick wall, paved driveway leading to garage. To the rear of the property is the private garden with raised beds with mature trees, shrubs & foliage, metal veranda with glazed roof, access to garden room.

GARAGE
4.954 x 2.983 (16'3" x 9'9")
Electric door, personnel door leading to rear garden.

GARDEN ROOM
5.061 x 4.917 (16'7" x 16'1")
UPVC double glazed entrance door, UPVC double glazed windows to the side, electric, loft access.

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.

Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

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

SERVICES
Mains drainage, electricity & gas are connected to the property.

APPLIANCES
No appliances have been tested by the agents.













Ground Floor



Total area: approx. 136.3 sq. metres (1466.8 sq. feet)

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
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.

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.

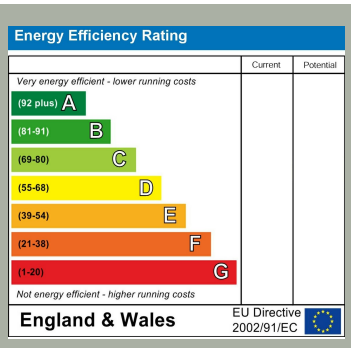
Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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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.



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.