



Church Street, North Cave, HU15 2LW
£475,000


Bannister

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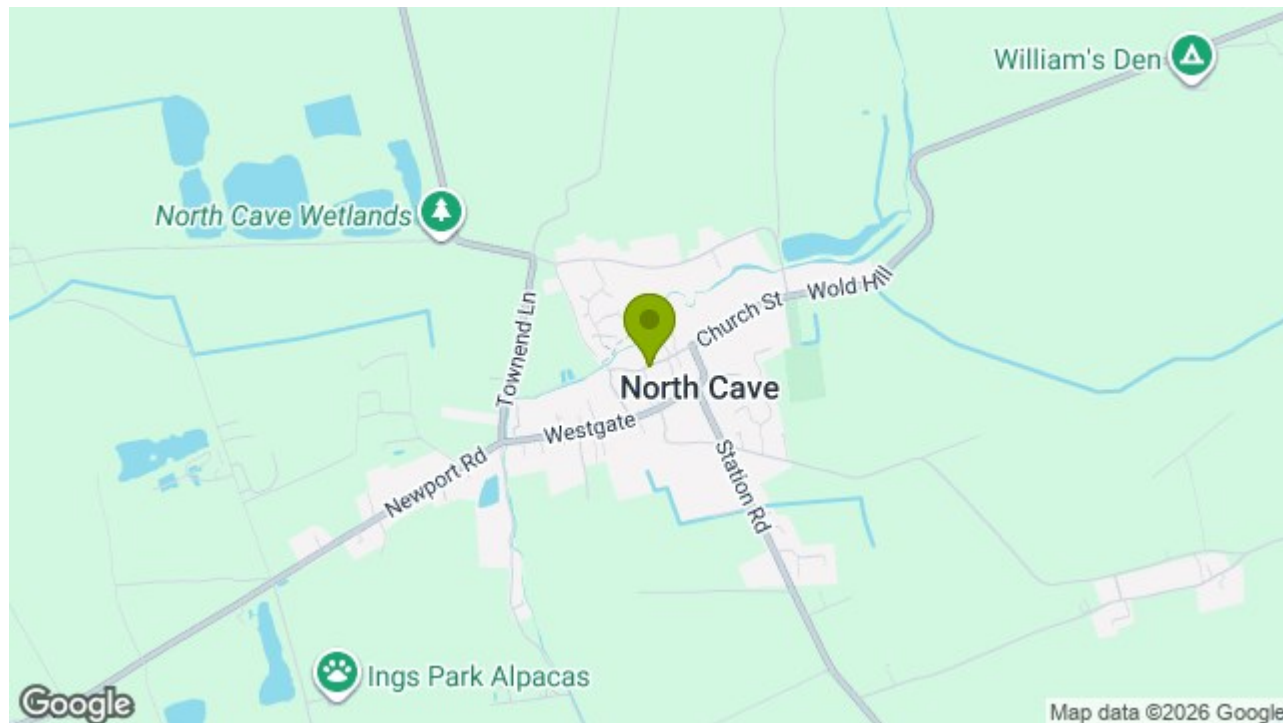
Key Features

- NO CHAIN
- Superb Detached Family Home
- 4 Double Bedrooms
- Thoughtfully Remodelled And Updated
- Impressive Open-Plan Living Dining Kitchen With Quartz Work Surfaces
- Extensive Private Rear Garden With Access To A Delightful Stream
- Luxurious Shower Room And Separate Family Bathroom
- Cosy Snug And Versatile Reception Hall With Study Area
- Ample Off-Street Parking And Double Garage With Utility Area
- EPC = D / Council Tax = E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

NO CHAIN - An impressive and spacious family home which has been thoughtfully remodelled and updated by the current owners to create a stylish, contemporary living environment. Arranged over two floors, the property offers beautifully presented accommodation centred around a superb open-plan living dining kitchen, complete with Shaker-style cabinetry, Quartz work surfaces, a contrasting midnight blue island with breakfast bar and a range of integrated appliances. Sliding doors connect the living space with the rear garden, creating an ideal setting for both everyday family life and entertaining. A separate snug provides a cosy additional reception room, whilst the welcoming entrance hall offers space for a study area. To the first floor are four generous double bedrooms, a family bathroom and a luxurious separate shower room, providing excellent flexibility for modern family living.

Externally, the property continues to impress with an extensive and private rear garden which is not directly overlooked, offering a wonderful combination of patio seating, generous lawn, established trees and mature planting. A particularly charming feature is the gate at the bottom of the garden, providing access to a delightful stream and a peaceful natural setting. To the front, an extensive block-paved driveway provides ample off-street parking and leads to a double garage incorporating a useful utility area.





ACCOMMODATION

The spacious family accommodation is arranged over two floors and comprises:

GROUND FLOOR

RECEPTION HALL

A spacious entrance to the property, accessed via a modern composite door. The hall offers ample space for a study area and provides access to the ground floor accommodation, alongside a staircase leading to the first floor. An opening leads to an inner hallway with access to the double garage.

CLOAKROOM/WC

Fitted with a two-piece suite comprising a WC and wall-hung vanity wash basin with storage beneath. The room also features wall tiling, a heated towel rail and a window to the side elevation.

OPEN PLAN LIVING DINING KITCHEN

Double doors from the hallway open into this impressive open-plan space, thoughtfully arranged into kitchen, dining and living areas. The kitchen is fitted with a comprehensive range of Shaker-style wall and base units, complemented by Quartz work surfaces, matching upstands and a mirrored splashback. A recessed sink with professional-style mixer tap sits alongside a moulded drainer, whilst a range of integrated appliances includes a double oven, four-ring gas hob beneath an extractor hood, fridge freezer and dishwasher.

A contrasting midnight blue island, finished in the same style as the kitchen and topped with Quartz work surfaces, incorporates a recessed breakfast bar. The living area is positioned at the opposite end of the kitchen and provides ample space for a two-piece suite, with sliding doors enjoying fabulous views across the rear garden and providing access outside.

The adjoining dining area benefits from windows to the side and rear elevations, again enjoying attractive garden and patio views, with a further door providing external access.

SNUG

A cosy additional reception room featuring decorative wall panelling and a window to the side elevation.

FIRST FLOOR

LANDING

Providing access to the first floor accommodation, with windows to the side elevation allowing natural light to fill the space.

BEDROOM 1

A spacious double bedroom featuring windows to two aspects.

BEDROOM 2

A generous second double bedroom with fitted wardrobes and windows to two aspects. The rear-facing window enjoys fabulous elevated views across the rear garden.

BEDROOM 3

A third double bedroom with a window to the side elevation.

BEDROOM 4

A fourth double bedroom featuring half-height decorative wall panelling and a window to the rear elevation.

BATHROOM

Fitted with a three-piece suite comprising a WC, pedestal wash basin and panelled bath. Further features include wall tiling, a window to the side elevation and a built-in storage cupboard.

SHOWER ROOM

A luxurious shower room fitted with a stylish three-piece suite comprising a WC, wall-hung vanity wash basin with storage and a walk-in shower enclosure with thermostatic shower and rainfall shower head. The room is finished with impressive marble-effect tiling to the walls and floor, complemented by a heated towel rail and a window to the side elevation.

OUTSIDE

The external space is a particular feature of the property, with the impressive rear garden offering generous proportions and a high degree of privacy, being not directly overlooked to the rear. A patio area lies immediately behind the property, accessed from the living dining kitchen and extending beyond the dining area. Steps lead down to a generous lawn, complemented by established trees, planting and hedging to the boundaries. A gate at the bottom of the garden provides access to a delightful stream, creating a peaceful and attractive setting. There is also exciting potential to further enhance this wonderful outdoor space by opening the garden up to the stream (subject to the necessary consents), creating a seamless connection with the waterside setting. A thoughtfully positioned garden cabin could take full advantage of dual-aspect views across both the garden and the stream, providing an idyllic spot to relax and enjoy the surroundings.

To the front, an extensive block-paved driveway provides ample off-street parking and leads to the double garage with EV charger. A further lawned area, together with established planting and privacy hedging to the front boundary, completes the frontage.

DOUBLE GARAGE

The double garage is fitted with an automated up-and-over door. To the rear is a useful utility area





incorporating a sink and plumbing for an automatic washing machine. The garage also benefits from personnel access via the hallway.

GENERAL INFORMATION.

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

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames .

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

VIEWINGS.

Strictly by appointment with the sole agents.

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please

contact the office if you have any questions in relation to this.

PHOTOGRAPH DISCLAIMER

Certain images in this listing have been digitally enhanced or virtually staged using AI to illustrate the potential of the space. Furniture, décor, landscaping and other items shown are for visualisation purposes only and may not represent the property's current condition. Buyers are advised to verify all features through their own inspection.

MORTGAGES.

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?.

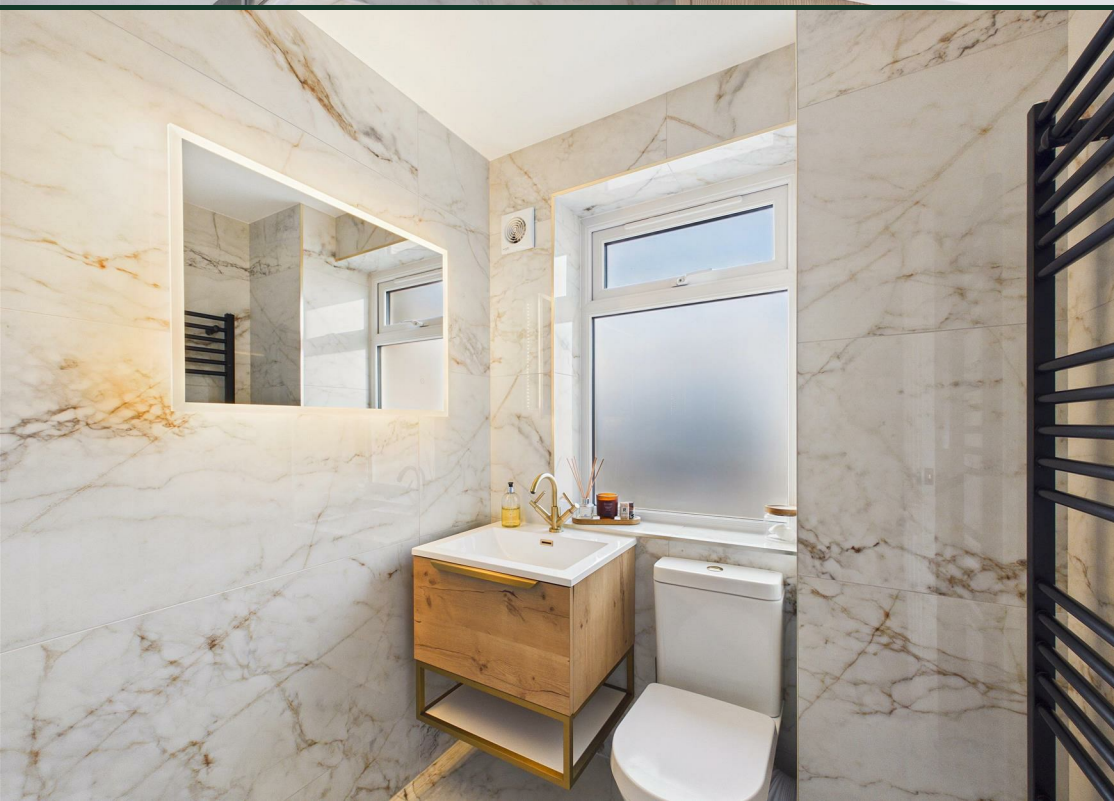
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.

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Ground Floor



First Floor



Approximate total area⁽¹⁾

2046 ft²

Reduced headroom

19 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360