CLUBLEYS

15, Westgate,
North Cave, HU15 2NG
No Onward Chain £133,000







A beautiful character village home situated on the historic Westgate frontage in North Cave. The property is understood to form part of an attractive residential streetscape comprising a mix of period and traditional homes, offering generous living accommodation, village charm, and convenient access to local amenities. Its central village position, established setting, and proximity to countryside attractions make it an appealing home for families, professionals, and those seeking a well-connected lifestyle.

Of particular interest is the potential opportunity to purchase the adjoining property, which could provide the exciting prospect of combining the two properties to create a substantially larger home, subject to agreement, the relevant planning permissions and any other necessary consents.

EPC - D
Tenure - Freehold

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Original wooden entrance door, high ceilings, cupboard for storage, stairs leading to first floor accommodation.

LOUNGE
3.700 x 3.700 (12'1" x 12'1")
Sash window to the front, gas fire place with wooden surround & hearth, radiator.

KITCHEN
3.100 x 3.030 (10'2" x 9'11")
Fitted with a range of wall & base units with work surface over, integrated oven, four ring electric hob, stainless sink with tap, space for fridge/freezer, sash window to the rear, radiator.

UTILITY
Sash window to the rear, fitted with wall & base cupboards with work surfaces over, space/plumbing for washing machine.

LANDING
Feature arched window looking onto rear yard.

BEDROOM ONE
3.700 x 4.900 (12'1" x 16'0")
Sash windows to the front, cupboard for storage, high ceilings, radiator.

BATHROOM
2.660 x 2.900 (8'8" x 9'6")
Opaque sash window to the rear, panelled bath with shower over, low level W.C, pedestal wash hand basin, radiator, high ceilings.

OUTSIDE
Concrete pathway leading to front entrance door, small area with decorative gravel. Gated side access to the rear yard. Rear yard with gate access for neighbouring property, stone built outbuildings.

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.

clubleys.com





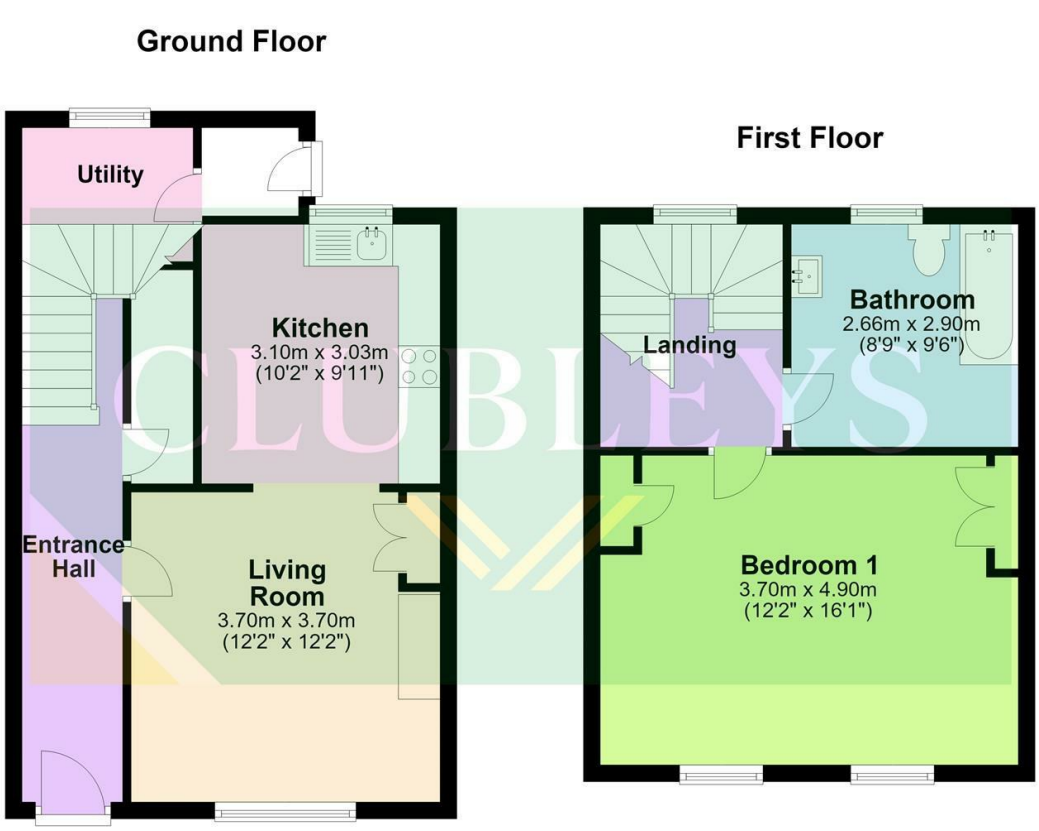








Estate Agents | Lettings Agents | Chartered Surveyors



Total area: approx. 70.8 sq. metres (762.3 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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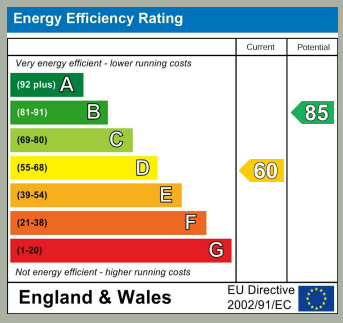
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.

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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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.