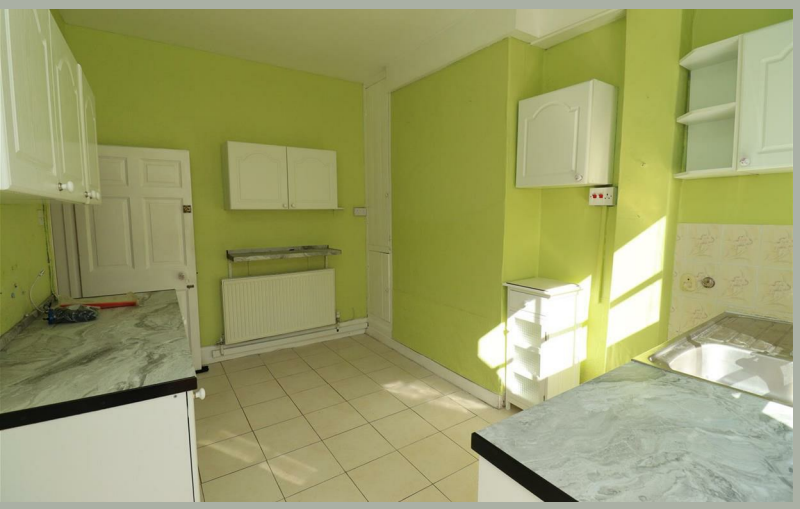
# 13, Westgate,
# North Cave, HU15 2NG
# No Onward Chain £128,000





A well-positioned two-bedroom home with exciting potential to create a larger residence through the possible acquisition of the adjoining property, subject to the necessary planning consents.

Situated in the popular village of North Cave, this property offers a fantastic opportunity for buyers seeking a manageable two-bedroom home with scope for future enhancement, providing the opportunity for the new owner to add their own style and improvements whilst benefitting from the impressive original features.

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.

North Cave offers a pleasant village lifestyle with local amenities and attractive surrounding countryside, while excellent road connections provide convenient access to Hull, York, Leeds and the wider East Yorkshire area.

An appealing opportunity for first-time buyers, investors, downsizers or those looking for a property with genuine potential for future expansion.

Tenure - Freehold
EPC - D

Tenure: Freehold
East Riding of Yorkshire
BAND: B

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL
Original wooden entrance door, hallway benefitting from impressive high ceilings, stairs leading to first floor accommodation, access to convenient understairs storage.

### LOUNGE
3.824 x 3.785 (12'6" x 12'5")
Double glazed sash window to the front, open fireplace with surround, built in storage cupboard.

### KITCHEN
3.673 x 2.904 (12'0" x 9'6")
Fitted with a range of wall & base units with work surfaces over, space/plumbing for washing machine, space for oven, stainless steel sink with tap, glazed sash window to the rear, access to rear porch, cupboard for storage.

### BATHROOM
1.943 x 1.694 (6'4" x 5'6")
Glazed opaque window to the rear, panelled bath, low level W.C, pedestal wash hand basin.

### REAR PORCH
Glazed wooden door leading to rear yard.

### LANDING
Glazed arched window to the rear.

### BEDROOM ONE
4.957 x 3.768 (16'3" x 12'4")
Spacious bedroom with glazed sash windows to the front, cupboards for storage.

### BEDROOM TWO
2.936 x 2.627 (9'7" x 8'7")
Glazed sash window to the rear.

### 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 through 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.

rightmove
ZOOPLA

# clubleys.com













## Ground Floor




Total area: approx. 71.5 sq. metres (769.7 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
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.

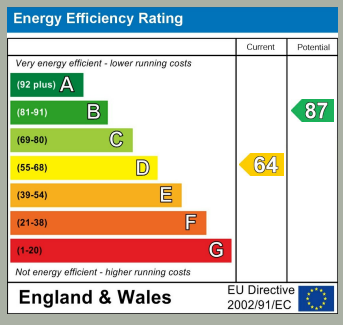
**MORTGAGES**
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by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

1 Toft Court, Skillings Lane, Brough, East Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com




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.