



Beckside Close | North Cave | HU15 2FU

# Beckside Close, North Cave

*This exceptional 5 bedroom detached residence forms part of a small exclusive development of similar elegant homes which are set within an established setting, approached over a traditional farm style bridge. The property is finished to a high specification and provides the very best of modern living with an abundance of space, light and versatility throughout this fabulous home.*

*Approaching the property, you cannot help but be impressed by its attractive traditional façade along with ample driveway parking and a large double garage. On entering the property there is a welcoming entrance hall with a detailed oak staircase and a cloakroom/wc. An attractive formal lounge overlooks the rear garden with a second bay fronted reception room to the front. The hub of the home is this superlative open plan living dining kitchen with a separate boot room and utility. To the first floor there are a series of 4 double bedrooms, 2 en-suites and a family bathroom.*

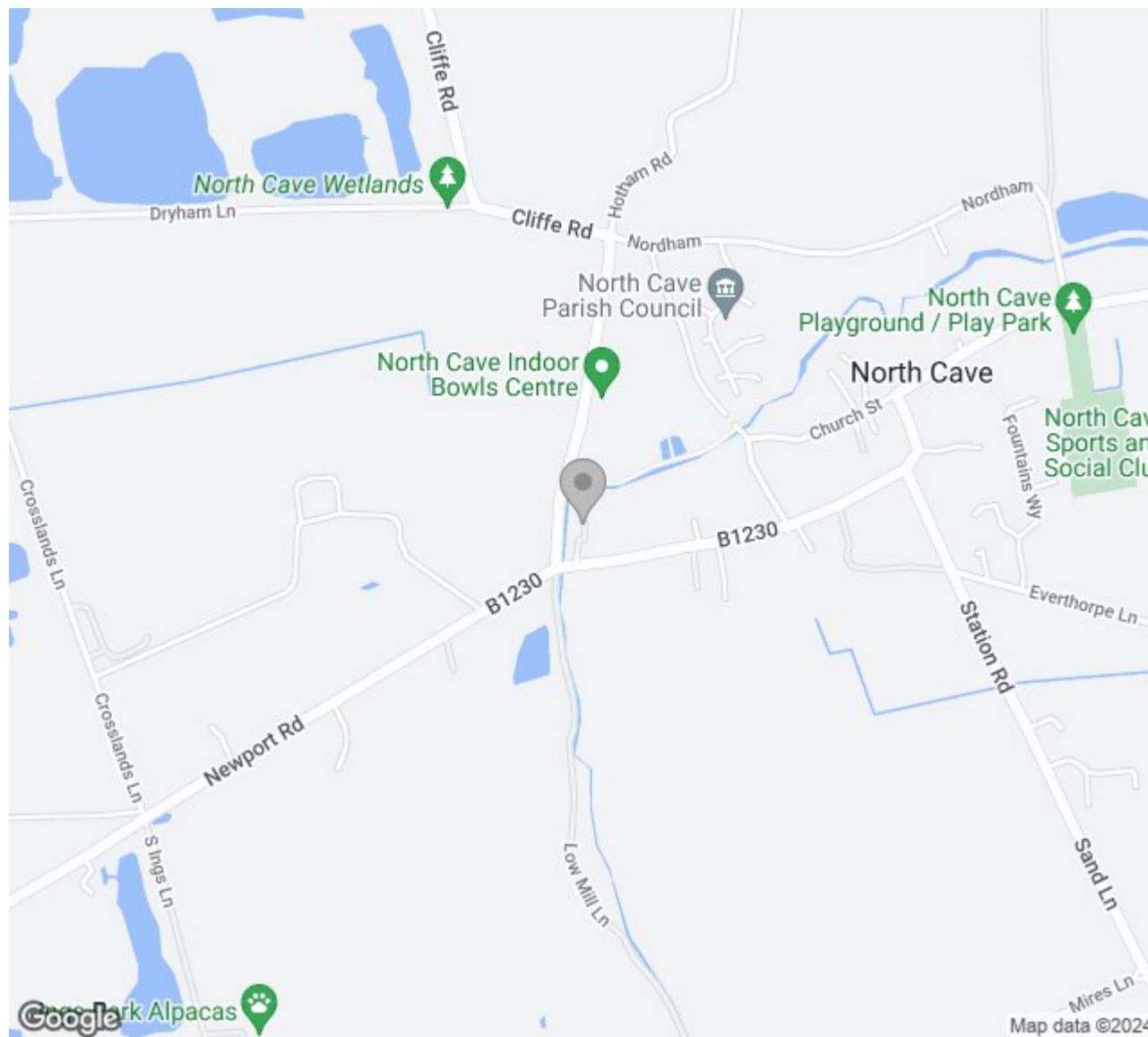
*To the upper floor there is an impressive open plan games room with a further en-suite double bedroom making an ideal space for teenage children.*

*The property stands imposingly at the end of the cul-de-sac and enjoys an established south facing garden with a large block paved terrace to enjoy the summer sun.*



# Key Features

- Impressive Detached Residence
- Small Exclusive Development
- Substantial Family Sized Accommodation
- 5 Double Bedrooms
- 4 Bath/Shower Rooms
- Open Plan Living Dining Kitchen
- 2 Reception Rooms
- South Facing Rear Garden
- 3000 Sq Ft High Specification Accommodation
- ER - B



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



#### LOCATION

The property forms part of an exclusive development of just five detached houses which lies on the fringes of the village, just off Townend Lane. The development is accessed across a traditional style farm bridge over North Cave beck. The sought after village of North Cave lies at the foot of the Yorkshire Wolds and has its own pre-school and primary school and falls within the catchment area for the highly regarded South Hunsley Secondary School for which there is a school bus. It also retains its local shop and Post Office, all helping to make North Cave a friendly place to live.

#### ACCOMMODATION

The spacious accommodation is arranged over three floors and extends to approximately 3000sq ft

#### GROUND FLOOR

##### ENTRANCE HALL

A residential entrance door allows access to the impressive entrance hall, with an oak detailed staircase leading to the first floor, useful storage cupboard and access to the principal rooms of the property.

##### CLOAKROOM/WC

The cloakroom is fitted with a two piece suite comprising WC and vanity wash basin and cabinet beneath a tiled splashback.

##### FORMAL LOUNGE

17'3 x 16'4 (5.26m x 4.98m)

A very well proportioned reception room positioned to the rear of the property with wide patio doors opening out to a terrace. There is a feature remote operated inset log effect gas fire.

##### OFFICE/SNUG

15'2 x 9'6 plus bay (4.62m x 2.90m plus bay)

A versatile front facing reception room with a bay window to the elevation.

##### OPEN PLAN LIVING DINING KITCHEN

28' max x 23'10 max (8.53m max x 7.26m max)

This impressive open plan space is the hub of the home with the perfect blend of living, kitchen and dining areas. An abundance of light flows through picture windows and large patio doors which open out to the rear terrace. The high quality kitchen is fitted with a range of high gloss wall and base units with contrasting granite worksurfaces, breakfast bar and matching upstands. An undercounter sink unit with mixer tap sits beneath a window to the side elevation, a host of integral appliances include twin ovens, warming drawer, ceramic induction hob beneath an extractor, dishwasher, fridge freezer and wine chiller. There is ample space for both dining and living suites and an internal door leading to:

##### BOOT ROOM

A useful boot room with external access door, wall mounted central heating boiler and internal door to:

##### UTILITY ROOM

With matching fitted units to those of the kitchen, undercounter sink unit with mixer tap, space and plumbing for an automatic washing machine.

#### FIRST FLOOR

##### LANDING

With further detailed oak staircase leading to the second floor, airing cupboard and access to the accommodation at first floor level.

##### BEDROOM 1

15'3 x 13' (4.65m x 3.96m)

The impressive master bedroom suite with windows to both front and side elevations. Opening to:

##### DRESSING AREA

With fitted wardrobes

##### EN-SUITE

A contemporary en-suite shower room comprising WC, "floating" vanity unit with wash basin and a large walk-in shower area with glazed partition and a thermostatic shower. There is tiling to the walls and floor and a stainless steel heated towel rail.













#### **BEDROOM 2**

16'4 x 9'10 (4.98m x 3.00m)

A generous second bedroom with two windows to the rear elevation and internal door leading to:

#### **EN-SUITE**

The well appointed en-suite shower room is fitted with a WC, vanity unit with mounted wash basin and a walk-in shower enclosure with glazed screen. There are two-tone contrasting textured tiled walls, a tiled floor and stainless steel heated towel rail.

#### **BEDROOM 3**

14'5 x 12'4 (4.39m x 3.76m)

A further double bedroom with a window to the rear elevation.

#### **BEDROOM 4**

12'9 x 10'3 (3.89m x 3.12m)

A fourth double bedroom with a window to the front elevation.

#### **BATHROOM**

A delightful family bathroom which is fitted with a three piece suite comprising WC, vanity unit with wash basin and a shaped bath with thermostatic shower and glazed screen over. There is contrasting tiled walls, a tiled floor and a stainless steel heated towel rail.

#### **SECOND FLOOR**

##### **LANDING**

##### **GAMES ROOM**

23'6 x 16'7 (7.16m x 5.05m)

A large open plan space with a series of Velux windows. The room makes an excellent entertainment/games room, ideal for teenage children or as a cinema room. An internal door leads to:

##### **BEDROOM 5**

16'7 x 13' (5.05m x 3.96m)

A double bedroom with Velux windows and en-suite facilities.

##### **EN-SUITE**

A modern en-suite shower room comprising WC, vanity unit with wash basin and a shower enclosure with a thermostatic shower. There is tiling to the walls and floor and a stainless steel heated towel rail.

##### **OUTSIDE**

The property is approached over a block paved driveway which leads to a large double garage, complete with automated up and over door. A covered walkway between the garage and the house leads to a rear garden which enjoys a southerly aspect and is mainly laid to lawn with an extensive paved patio adjoining the property. The front of the property enjoys an open aspect where a lawn extends to the shared driveway for the development.

##### **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 F. (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.



#### **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.**

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of 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.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and



plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100





CHELSEA FC

STAMFORD  
BRIDGE SW6  
CHELSEA FOOTBALL CLUB















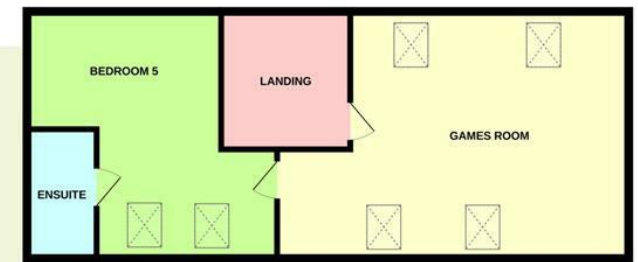
GROUND FLOOR  
1145 sq.ft. (106.4 sq.m.) approx.



1ST FLOOR  
1090 sq.ft. (101.3 sq.m.) approx.



2ND FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 3003sq.ft. (279.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of 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.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee 121 Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



**Philip**  
**Bannister**  
Estate & Letting Agents

---

Platinum Collection

1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW  
Telephone: 01482 668663  
info@philipbannister.co.uk

