



51 Church Street, North Cave, HU15 2LJ  
£340,000

Philip  
**Bannister**  
Estate & Letting Agents

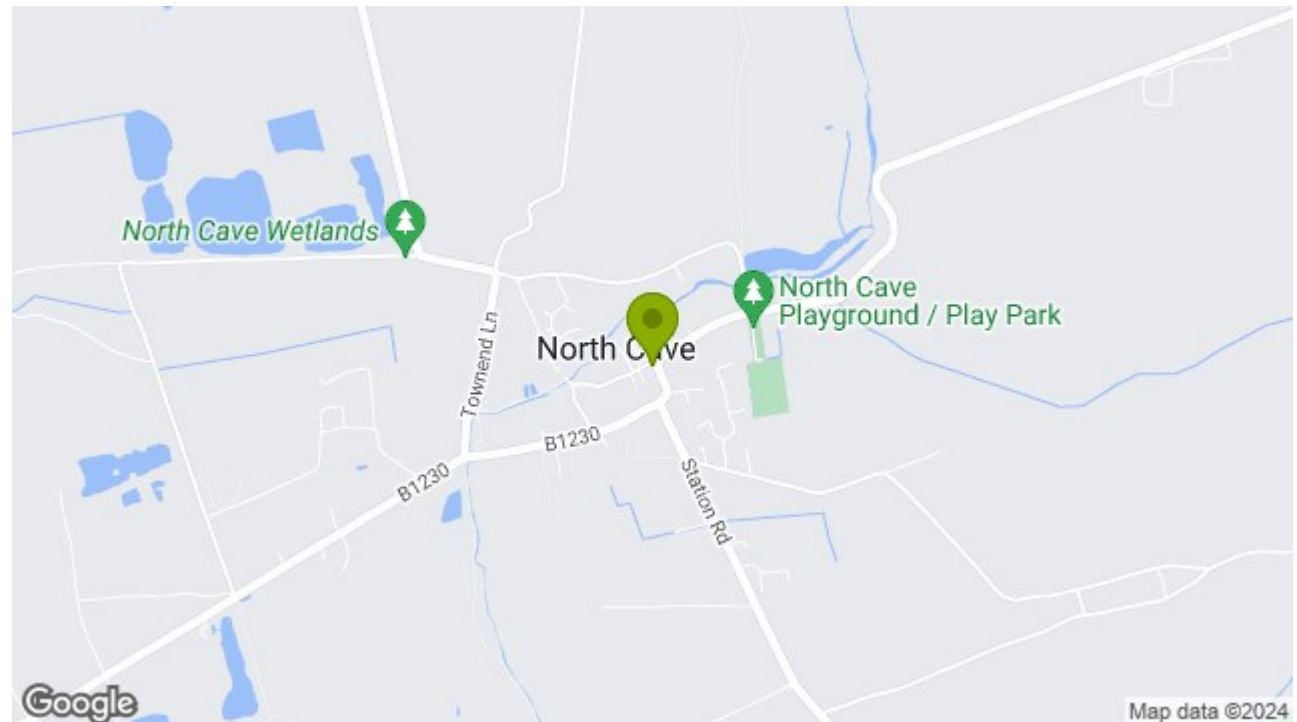
# 51 Church Street, North Cave, HU15 2LJ

## Key Features

- Traditional Detached Home
- Sympathetically Modernised To A High Standard
- Cottage Style Dining Kitchen
- Cosy Living Room With Log Burner
- Fabulous 4 Piece Bathroom Suite
- Generous Garden
- Driveway & Courtyard Parking
- Detached Double Garage With Planning Permission For Conversion
- Central Village Location
- ER - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TAKE A LOOK AT THE PHOTOGRAPHS! Appleton Cottage is a charming 3 bedroom detached home which has recently undergone a complete update, sympathetic to the property's charm and character. Located in a prominent position within the desirable village, the property enjoys attractive gardens to three sides, excellent off street parking and a large detached double garage which includes additional planning permission. The internal accommodation is finished to a high standard and comprises entrance hall with cloakroom/wc, cottage style dining kitchen, cosy living room with log burner and a conservatory to the ground floor. At first floor level there are 3 bedrooms and a stunning family bathroom with a four piece "Burlington" suite. This property is one not to be missed!





## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a solid oak door, the entrance hall features a stone tile floor throughout, a staircase to the first floor accommodation and a cloakroom/wc off

#### CLOAKROOM/WC

Fitted with a two piece Burlington suite comprising WC and wash basin. There is a continuation of the stone tile floor and Victorian metro style tiled walls

#### DINING KITCHEN

12' x 16'5 (3.66m x 5.00m)

The well appointed open plan dining kitchen is fitted with a comprehensive range of cottage style wall and base units which are mounted with a butcher block work surface beneath a stone effect splashback. A Belfast sink unit with swan neck mixer tap sits beneath a window to the rear elevation, integral appliances include a fridge and freezer, range cooker with extractor hood and pot filler tap above. There is an oak floor running throughout, timber beam and a top mounted sliding track door leading to:

#### LIVING ROOM

16'10 x 11'5 (5.13m x 3.48m)

This beautifully appointed reception room is finished to a high standard and includes a solid oak floor, recessed 5KW log burner beneath a timber mantle and a fitted bookcase within the alcove

## CONSERVATORY

Located off the kitchen, the brick and uPVC conservatory overlooks the garden. With a solid oak floor and French doors opening to the patio

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level

#### BEDROOM 1

16'11 x 10'9 (5.16m x 3.28m)

A spacious master bedroom with fitted with an air-conditioning unit, wardrobes and solid oak flooring throughout

#### BEDROOM 2

8'8 x 12 (2.64m x 3.66m)

A second double bedroom with solid oak flooring

#### BEDROOM 3

6'9 x 7'6 (2.06m x 2.29m)

The front facing third bedroom is finished with solid oak flooring

#### BATHROOM

7'3 x 8'7 (2.21m x 2.62m)

A luxurious bathroom which is fitted with a four piece Burlington suite which includes a WC, pedestal wash basin, corner shower enclosure and a fabulous free standing oval bath with central fill. There are partially tiled walls in a Victorian metro style and a tiled floor

#### OUTSIDE

The property has delightful gardens to the side and rear which are an excellent size and complement the property perfectly. A stone wall adjoins the street scene and provides great privacy to the patio area which adjoins the conservatory and gavelled area

beyond. An artificial lawn is bordered by decorative gravel and a stone low level wall which leads to a raised lawn

### DRIVEWAY & PARKING

A side driveway provides off street parking and leads to a set of double gates. Beyond the gates is a block paved courtyard which provides additional off street parking and leads to the double garage

### DOUBLE GARAGE

21' x 18'4 (6.40m x 5.59m)

The detached brick and tile built garage featured two up and over doors (one automated) and a personnel door to the side. The garage is fitted with light and power and there is a staircase leading to an upper floor. There garage was granted planning permission in 2020 for the erection of an external staircase, installation of rooflights and conversion of the upper floor.

### PLANNING PERMISSION

Planning permission has been granted on 19th May 2021 for the erection of fence and pillar to side, alterations to existing detached garage including erection of an external staircase and installation of rooflights. Details of the planning permission can be found on the East Riding Planning Website: REF 20/04067/PLF

### 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 a mixture of PVC double glazed frames and sealed unit double glazing.



**COUNCIL TAX** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (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.

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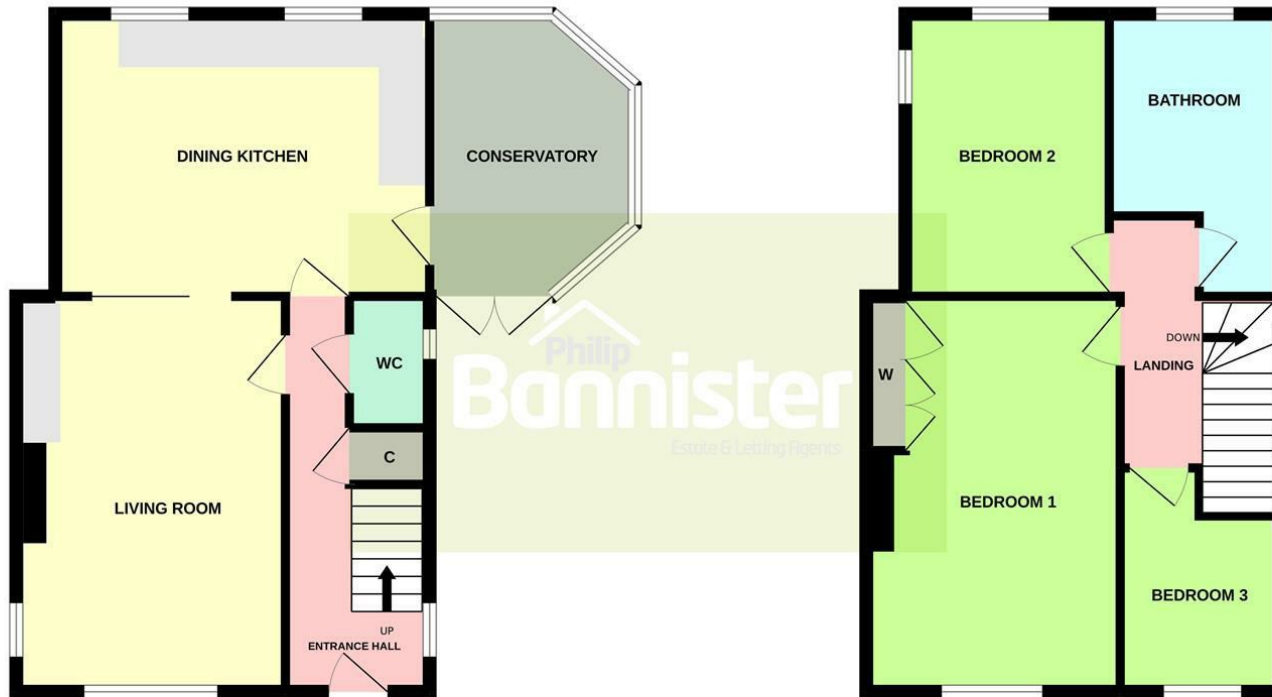
In compliance with NTSTEAT Guidance on Referral

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: Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100



GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.

1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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.  
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