



Vicarage Walk, North Cave, HU15 2PH
£335,000

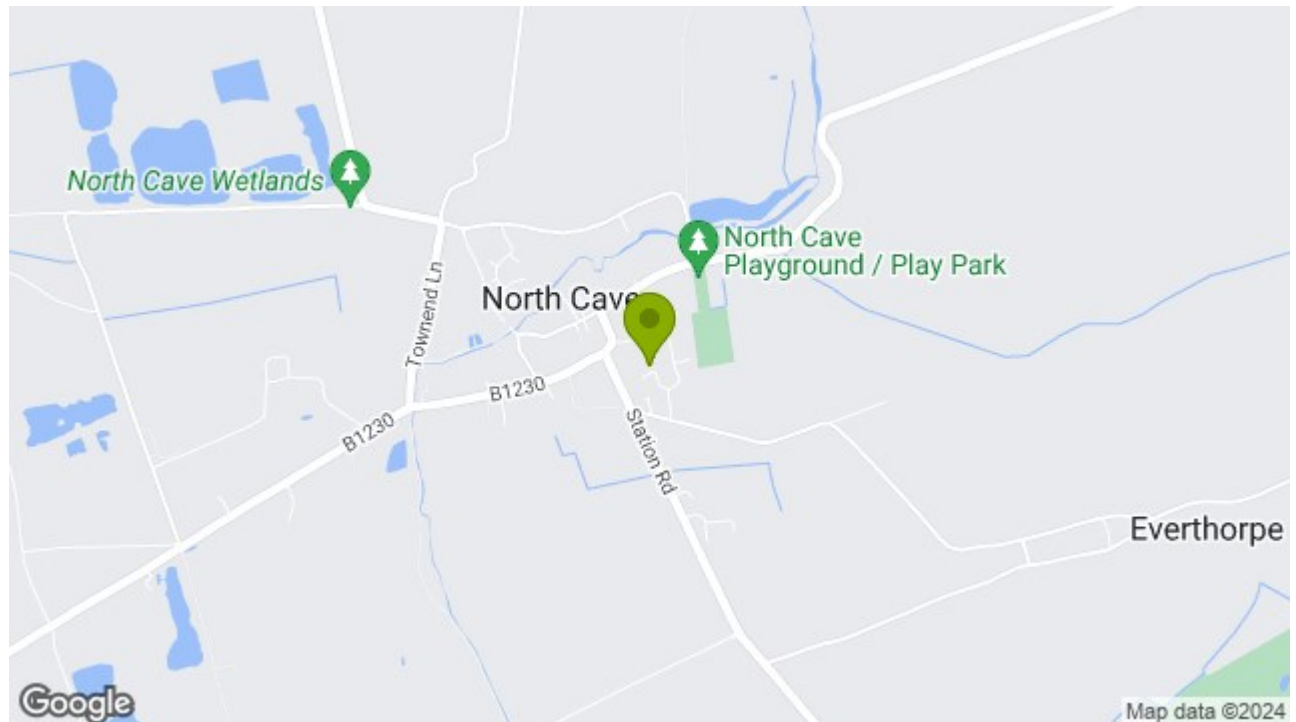
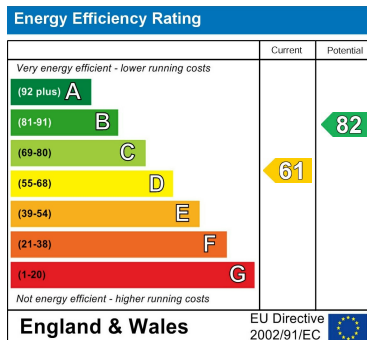
Philip
Bannister
Estate & Letting Agents

Vicarage Walk, North Cave, HU15 2PH

Key Features

- Detached Family Home
- Versatile Living Arrangements
- 4 Generous Bedrooms
- Modern Fitted Kitchen With Quartz Worksurfaces
- Spacious Lounge
- Separate Utility Room & WC
- Second Reception Room/Bedroom 5
- Modern Bathroom & En-Suite
- Driveway Parking & Attractive Rear Garden
- EPC = D

Set within a modern cul-de-sac, this exceptional detached home stands out for its immaculate presentation and versatile accommodation. The property has been upgraded in recent years and now opens with a welcoming entrance hall leading to a stunning breakfast kitchen equipped with integral appliances and quartz worksurfaces. The formal lounge, enhanced by French doors opening to the rear garden, provides an elegant space for relaxation, accompanied by an additional reception room/potential bedroom suitable for various uses. Practical amenities include a utility room and cloakroom/wc. Upstairs, four double bedrooms, two with fitted wardrobes, offer comfortable living. The primary bedroom features a modern en-suite, while a luxurious family bathroom serves the remaining bedrooms. Outside, the front offers excellent parking facilities, and to the rear there is an attractive garden.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Extending to the front of the property is the welcoming entrance hall, accessing the property through a composite door and having a staircase leading to the first floor.

LOUNGE

11'7 x 15'2 (3.53m x 4.62m)

Positioned to the rear of the property with a bay window having double doors opening to the rear garden. There is a feature fire surround with marble hearth housing a living flame gas fire.

SNUG/BEDROOM 5

7'11 x 9'9 (2.41m x 2.97m)

A versatile reception/bedroom, with a window to the front elevation.

BREAKFAST KITCHEN

26'6 x 7'11 (8.08m x 2.41m)

Spanning the length of the property is this well appointed breakfast kitchen which is fitted with a comprehensive range of solid oak shaker style wall and base units which are complemented by quartz worksurfaces beneath a tiled splashback. There is a porcelain sink unit and drainer beneath a window to the rear elevation, a host of integral appliances include fridge freezer, dishwasher and a range cooker with an extractor hood over. There is space for a breakfast table to the front, a tiled floor, undercabinet lighting and a door to the side of the property.

UTILITY ROOM

7' x 11'10 max (2.13m x 3.61m max)

With built-in units, space and plumbing for automatic washing machine and space for tumble dryer. There is a cupboard housing the gas central heating boiler.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and a vanity wash basin.

FIRST FLOOR

LANDING

There is a built-in cupboard and access to the accommodation at first floor level. There is a loft hatch with drop-down ladders to part boarded loft space.

BEDROOM 1

13'7 x 11'5 (4.14m x 3.48m)

A double bedroom with an extensive range of fitted wardrobes, overhead cupboards and bedside cabinets. There is a window to the front elevation and en-suite facilities.

EN-SUITE

With a modern fitted suite comprising shower enclosure, vanity wash basin and WC within a fixed unit. There is tiling to walls and floor and a window to the front elevation.

BEDROOM 2

11'2 + wardrobes x 8' (3.40m + wardrobes x 2.44m)

A second double bedroom with fitted wardrobes and a window to the rear elevation.

BEDROOM 3

11'6 x 9'1 (3.51m x 2.77m)

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

BEDROOM 4

9'1 x 8'5 (2.77m x 2.57m)

A good sized fourth bedroom with a window to the front elevation.

BATHROOM

A luxurious bathroom which is fitted with a three piece suite comprising WC and wash basin in a fixed vanity unit, a panelled bath with a thermostatic shower and glazed screen. There are partially tiled walls, a chrome heated towel rail and a window to the rear elevation.

OUTSIDE

FRONT

To the front of the property there is a gravelled driveway offering excellent off street parking.

REAR

The attractive rear garden is lawned with raised borders and patio area. To one corner there is an area of decking with a timber shed.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property. There is currently no internet connection.

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 D. (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.

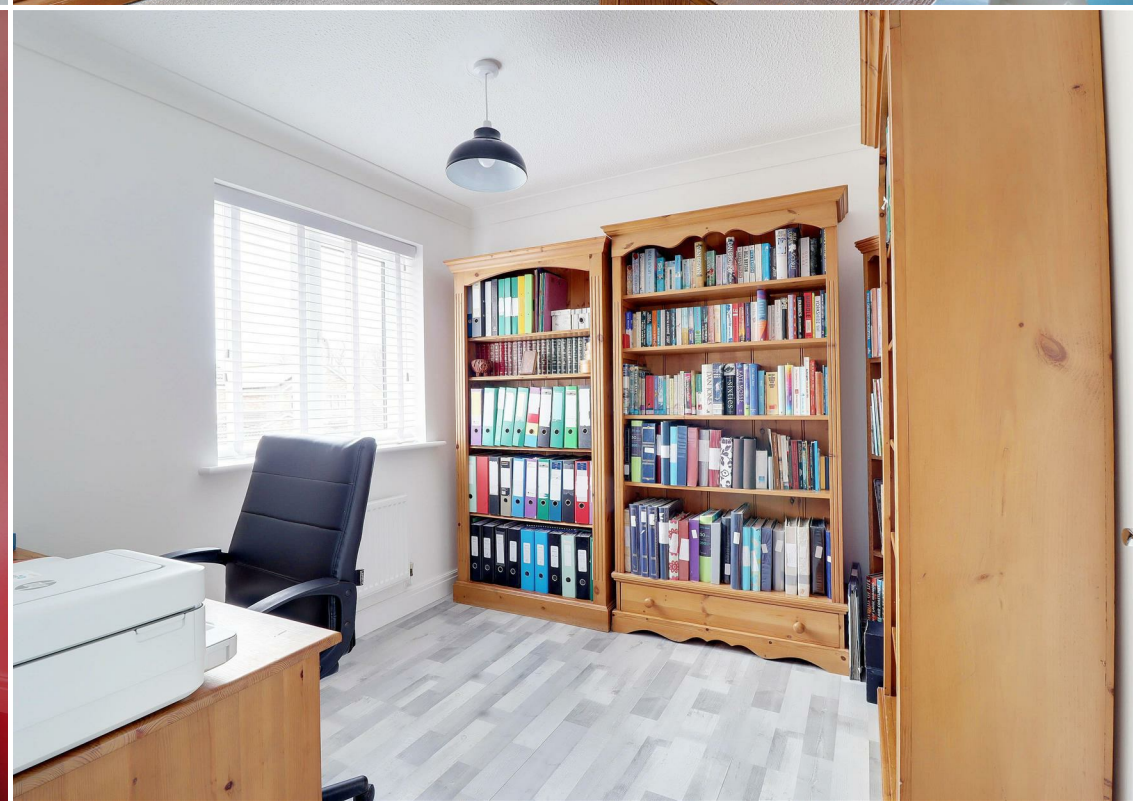
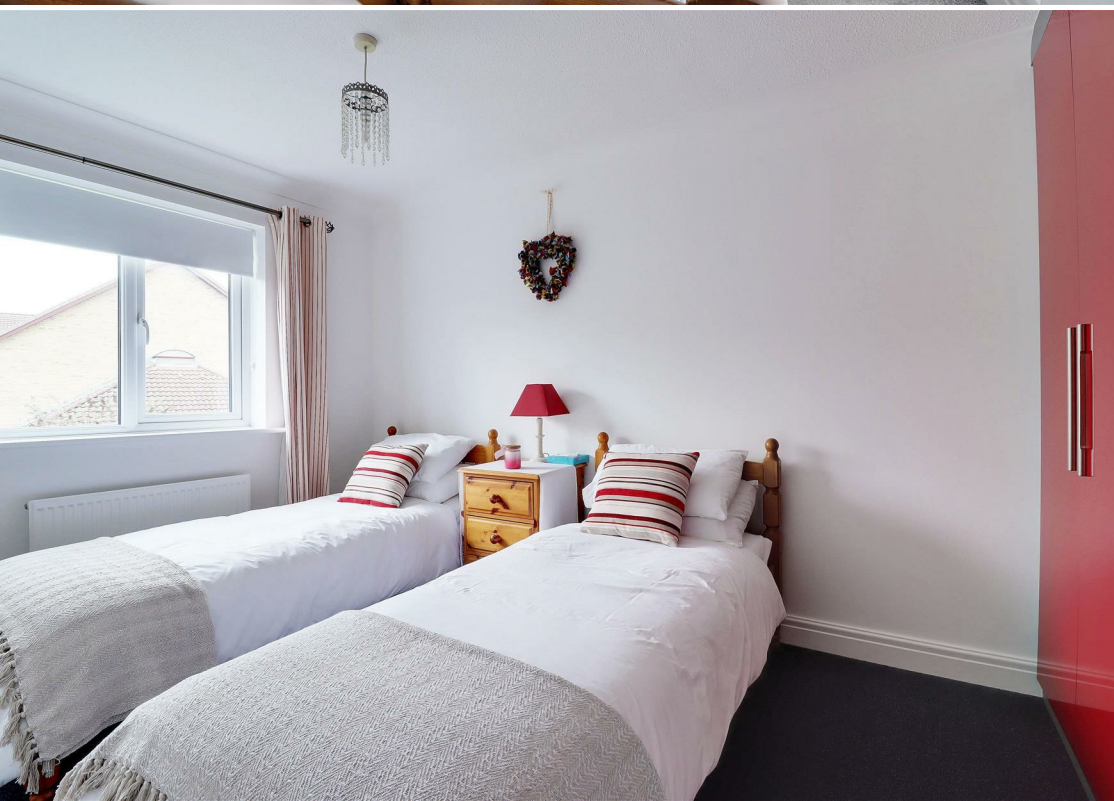
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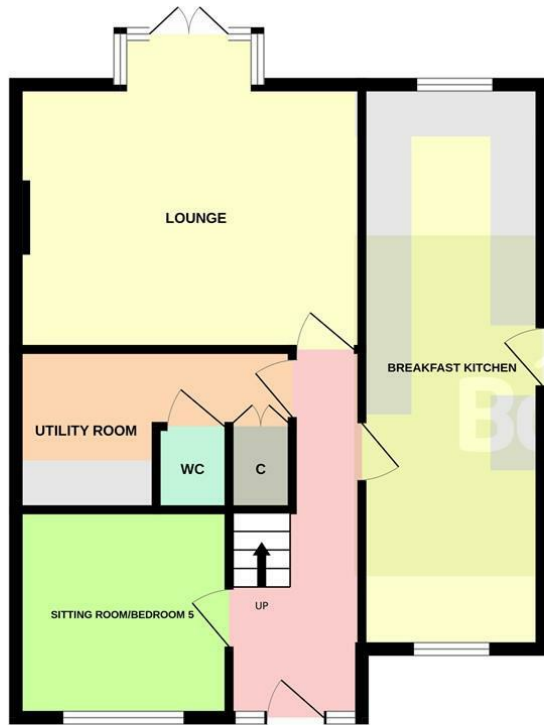
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Financial Services, Conveyancing and Surveys.
Typical Financial Services referral fee: KC Mortgages £200: Solicitors: Brewer Wallace Solicitors £100
Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100





GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.8 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 not 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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