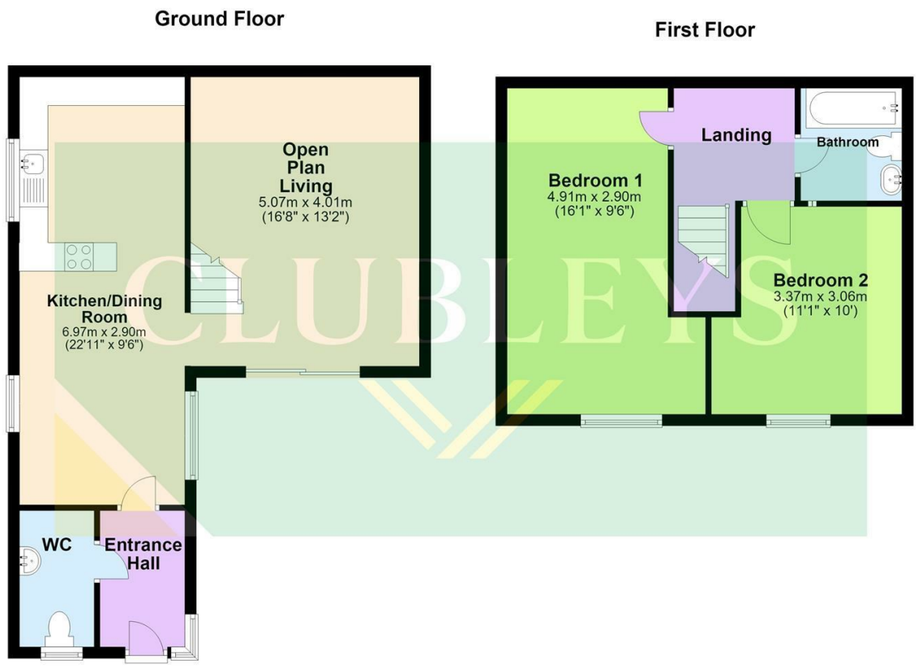


Total area: approx. 88.5 sq. metres (952.7 sq. feet)

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.

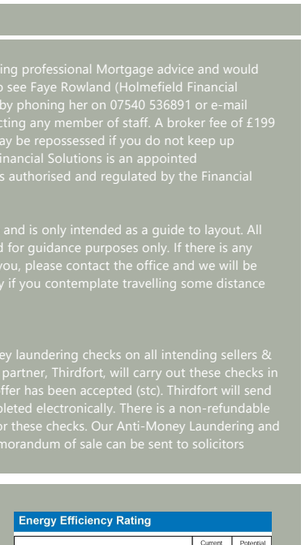
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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

CLUBLEYS

3, Bells Fold, North Cave, HU15 2GR
£210,000







A beautifully presented and characterful home in the sought-after village of North Cave, offering spacious, stylish accommodation throughout. The property combines traditional charm with modern living, featuring generous living and dining spaces, a well-equipped kitchen, comfortable bedrooms and a private courtyard. Ideally positioned for local amenities and excellent transport links, the property also benefits from two parking spaces.

Tenure - Freehold
Council Tax Band - B
Epc - B

rightmove www.clubleys.com ZOOPLA

THE ACCOMODATION COMPRISES

ENTRANCE HALL
Contemporary entrance door with side glazed panel gives access to the entrance hall.

CLOAKROOM
Suite comprising of low level wc and pedestal hand basin. Tall larder storage cupboard and integrated washing machine with wooden work top. Tiling to the floor and part tiling to the walls.

OPEN PLAN KITCHEN/ DINING ROOM
6.97 x 2.9 (22'10" x 9'6")
Bespoke range of units with complimentary wooden work surfaces incorporating stainless steel sink unit, integrated split level oven, four ring gas hob, and fridge freezer. Extending from the breakfast bar to a dining area. Tiling to the floor with underfloor heating, recessed spotlights to the ceiling and feature deep modern picture window.

LOUNGE
5.07 x 4.01 (16'7" x 13'1")
Spacious light and airy room having engineered timber flooring with underfloor heating, stairs off to the first floor. Contemporary French doors give access to the private courtyard.

FIRST FLOOR ACCOMODATION

LANDING
With hatch to loft space.

BEDROOM ONE
4.91 x 2.9 (16'1" x 9'6")
Excellent sized double room to the front elevation.

BEDROOM TWO
3.37 x 3.06 (11'0" x 10'0")
Good sized double room to the front elevation.

FAMILY BATHROOM
Modern suite comprising of moulded pedestal sink unit, low level WC and panelled bath with shower over. Part tiling to the walls, tiling to the floor, wall mounted towel radiator, recessed spotlights and extractor fan.

COURTYARD
A charming and private courtyard provides a welcoming outdoor space, enclosed by attractive stone and brick walls that complement the character of the property. The courtyard offers a low-maintenance setting with space for outdoor seating, potted plants and decorative features, creating an ideal spot for relaxing or enjoying the warmer months.

OUTSIDE
The property enjoys an attractive and distinctive frontage, combining traditional stonework with rendered elevations and a tiled roof. Carefully positioned planting and colourful flowers add to the welcoming approach, while the covered entrance provides additional character. The property also benefits from two allocated parking spaces, providing convenient off-road parking.

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.

SERVICES
Mains Gas, electricity and water.

APPLIANCES
None of the appliances are tested by the selling agent.

FLOORPLAN/MEASUREMENTS
Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.



