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**£425,000**

## **Dryham Bungalow Dryham Lane, North Cave, Brough, HU15 2PQ**

**\*\* DETACHED 3 BED BUNGALOW IN OPEN COUNTRYSIDE WITH 1.9 ACRE PADDOCK \*\***

Set in a rural location just outside the village of North Cave and surrounded by open views, this well maintained detached bungalow occupies a large plot. Decorated in a neutral palette, the property briefly comprises kitchen and dining area, pantry, utility, WC and cloakroom, living room with open fireplace, three double bedrooms, and a family bathroom.

Outside there is a generous garden, driveway, garage, a gravelled area offering ample parking and an adjoining paddock totalling 1.9 acres.

North Cave is a delightful village just six miles from Market Weighton, 11 miles from Howden, and 12 miles from Hull. It is conveniently located for easy access onto the M62 motorway and ideal for the commuter.

**Bedrooms      Bathrooms      Receptions**

**3**

**2**

**1**



## NORTH CAVE

A picturesque beck flows through this popular rural village which has churches, a public house, a primary school, a selection of shops and holds a Sunday Market and car boot sale every week. Famous for its Wetlands Nature Reserve, a delight to visit at any time of year, North Cave is ideal for access to the M62 motorway and is situated just twelve miles from the city of Hull.

## ACCOMMODATION

### FRONT ENTRANCE HALL

*3.43m x 1.97m (11'3" x 6'5")*

PVCu double glazed front entrance door with two PVCu double glazed side panels, laminate floor covering, ceiling coving, radiator. Archways off to first inner hall and second inner hall.

### WC/CLOAKROOM

*1.80m x 1.07m (5'10" x 3'6")*

With low flush WC, pedestal wash basin, part tiled walls, laminate floor covering, ceiling coving.

### FIRST INNER HALL

*1.05m x 0.96m (3'5" x 3'1")*

Laminate floor covering, ceiling coving, storage cupboard off.

### KITCHEN

*4.54m max x 3.65m max (14'10" max x 11'11" max)*



Fitted kitchen comprising beech effect base cupboards and drawers with laminate work surfaces over, single drainer 1 1/2 bowl sink, wall cupboards, built in Belling four ring electric ceramic hob with extractor hood over, tiled splash back, plumbing for dishwasher, ceiling coving, radiator.

### PANTRY

Shelving, laminate floor covering.

### UTILITY ROOM

*2.03m min x 2.72 (6'7" min x 8'11")*

PVCu double glazed side entrance door, single drainer stainless steel sink with cupboard and drawer under, plumbing for a washing machine, floor mounted Worcester oil fired central heating boiler, radiator.

## LIVING ROOM

*6.75m x 4.18m (max) (22'1" x 13'8" (max) )*



Open fireplace with wooden surround, granite hearth and inner surround, two wall lights, ceiling coving, two radiators.

### SECOND INNER HALL

*4.52m max x 0.96m max (14'9" max x 3'1" max)*

Laminate floor covering, loft access point in ceiling, one wall light, ceiling coving.

### BEDROOM 1

*3.65m x 3.53 m (exc build in wardrobes) (11'11" x 11'6" m (exc build in wardrobes))*



Built in wardrobes, ceiling coving, radiator.

## BEDROOM 2

3.66m x 3.36m (exc built in wardrobes) (12'0" x 11'0"  
(exc built in wardrobes))



Built in wardrobes, ceiling coving, radiator.

## BEDROOM 3

3.25m x 2.51m (10'7" x 8'2")

Ceiling coving, radiator.

## BATHROOM AND WC

2.10m x 2.08m (6'10" x 6'9")



White suite comprising low flush WC, pedestal wash basin, bath with electric shower over and shower screen, tiled floor, part tiled walls, inset ceiling lighting, extractor fan, radiator.

## OUTSIDE



## DRIVEWAY/PARKING AREA



To the front and side of the bungalow there is a gravelled entrance driveway/parking area which leads to a detached single garage.

## SINGLE GARAGE

5.23m x 2.85m (17'1" x 9'4")

To the side of the bungalow there is detached single garage with an electric up and over door, PVCu double glazed window, electric light and power.

## GARDEN



To the front of the bungalow is a lawned garden with shrub and flower borders leading to a further lawned area to the side. To the rear of the bungalow is a low maintenance gravelled garden with paved patio area, timber framed garden shed and a plastic central heating oil tank and coal bunker set on paving stones. To the side of the garage is a further area of low maintenance gravelled garden with ornamental pond and a paved patio area. The garden is bounded by hedges and fencing with some coniferous trees. The bungalow has outside security lighting and an outside water tap. Timber entrance gates to the front.

## LAND



Paddock totalling 1.9 acres.

## SERVICES

Mains water and electricity are connected to the property.  
Oil central heating.  
Septic tank.

## COUNCIL TAX

Council Tax band C.

## TENURE

The property is freehold.

## POSSESSION

Vacant possession on completion.

## VIEWING

Viewing is by appointment with the agents. Tel 01430 872551.

## IDENTIFICATION

Before we are able to act for a vendor/purchaser we are required by The Money Laundering Regulations 2017 to demonstrate that we know the customers with whom we are dealing. Estate Agents are legally required to obtain a Proof of Identification and a Proof of Address for everyone selling or buying a property.

## AGENTS NOTE

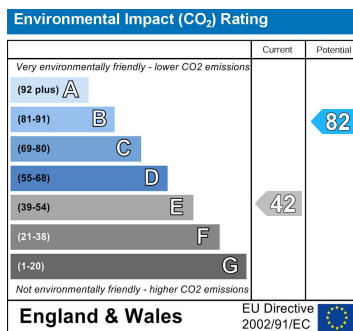
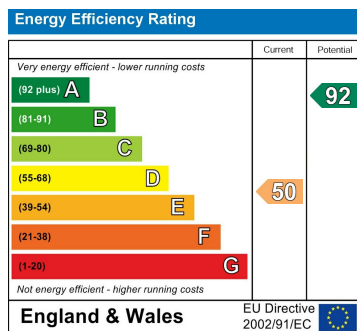
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

## FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

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# Floor plan

## Floor Plan

Approx. 114.2 sq. metres (1229.5 sq. feet)



Total area: approx. 114.2 sq. metres (1229.5 sq. feet)