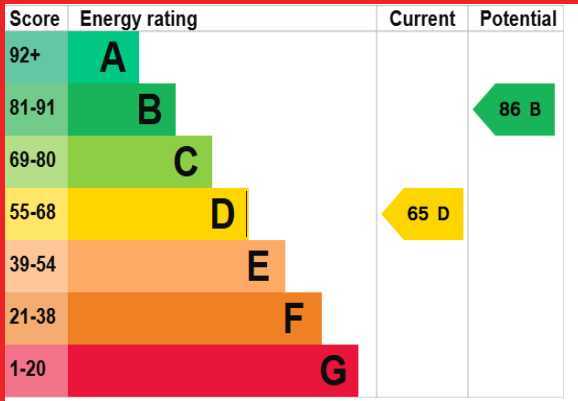
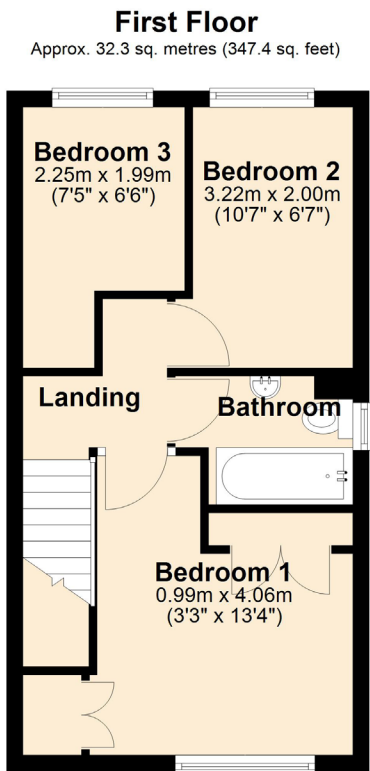


Total area: approx. 66.4 sq. metres (714.4 sq. feet)



HEATING AND INSULATION
The property has a gas-fired central heating system and double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
Freehold. Vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'C' (verbal enquiry only).

VIEWINGS
Strictly by appointment with the agent's Beverley office.



Offers over
£180,000

50 Bridge Road,
South Cave



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



50 Bridge Road, South Cave, HU15 2JE

LOCATION

The property sits towards the end of a cul de sac at the western edge of South Cave. South Cave provides a range of local amenities including a public house, a convenience store, Cave Castle Hotel and golf course, a leisure centre and a primary school. Nearby Brough provides further amenities including a railway station. The A63 provides links with Hull and via the M62 the wider regional road network.

ACCOMMODATION

Entrance Hall

Living Room - with windows to two aspects.

Dining Kitchen - with a range of base and wall mounted units.

First Floor Landing

Bedroom 1 - a double bedroom with a range of fitted bedroom furniture.

Bedroom 2 - a single bedroom.

Bedroom 3 - a single bedroom.

Bathroom - with a three piece suite comprising panelled bath with shower over, low flush wc and pedestal wash hand basin.

Outside - the property has open plan lawned gardens to the front and a gravelled driveway runs down the side of the property providing off street parking. There are further good sized largely lawned gardens to the rear of the property with two timber sheds and fencing to perimeters. There are open agricultural fields to the west of the garden.



A modern three bedroom semi detached house in this highly regarded East Yorkshire village. The property backs on to open fields so has a long westerly vista and the garden is bathed in evening sunshine. The property is likely to need some updating but any purchaser but has new carpets fitted and could be moved into. A great property with no forward chain. An early viewing is essential.

The property sits towards the end of a cul de sac at the western edge of this lovely village which has lots of shops and amenities. The location is likely to make it very appealing for families. The size of the garden may also provide scope for extension which a neighbouring property has done (subject to necessary permissions). The property has gas fired central heating and is double glazed but the windows are the original timber ones so buyers are likely to want to upgrade those at some point. Other work that may be required is decorative, a new kitchen & bathroom and an updated boiler, but at this price and in this location with the potential available, we are sure it will attract significant interest. The accommodation comprises: Entrance Hall, Living Room, Dining Kitchen, First Floor Landing, a Double Bedroom with fitted wardrobes, 2 Single Bedrooms and a Bathroom. There are open plan lawned gardens to the front, a gravelled driveway provides off street parking to the side of the house and there are good sized lawned gardens to the rear with two timber sheds and open views across fields.

