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**Limb**  
MOVING HOME



*9 Wold View, South Cave, East Yorkshire, HU15 2EF*

- 📍 Semi Detached Bungalow
- 📍 Exclusively for the Over 55's
- 📍 Well Presented Accom.
- 📍 Council tax Band = B
- 📍 2 Bedrooms
- 📍 Side Drive
- 📍 Central Village Location
- 📍 Freehold/EPC = D

**£150,000**

## INTRODUCTION

Exclusively available for the over 55's is this well presented 2 bedroomed semi detached bungalow which forms part of an attractive cul-de-sac setting of similar properties, situated within the centre of the village. Th property affords independent living and easy to maintain accommodation, all with a 'piece of mind' of an estate management service and helpline facilities. The property is ready to move straight into as there is no forward chain and briefly comprises an entrance hall, lounge with bay window, kitchen, 2 bedrooms, rear conservatory and shower room. There is gas fired central heating to radiators and uPVC double glazing. The front garden is managed as part of the estate service and to the rear there is an easy to maintain garden area. A side drive provides parking for the property.

## LOCATION

Wold View is situated off Church Street in the centre of the sought after village of South Cave which lies approximately 12 miles to the west of Hull and the historic market town of Beverley is approximately 9 miles distant. The village affords an excellent range of shops including convenient store and a wide range of amenities and recreation facilities together with easy access to beautiful countryside. The village is also ideally placed for travelling to Hull, Beverley, York, Leeds and the West Riding with immediate access available to the A63/M62 motorway network. A mainline railway station is situated approximately 10 minutes driving time away in Brough.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With cupboard off.

### LOUNGE

10'8" x 17'10" approx (3.25m x 5.44m approx)  
Plus bay window to front elevation.



## KITCHEN

10'2" x 7'3" approx (3.10m x 2.21m approx)

Having a range of fitted base and wall mounted units with roll top worksurfaces, one and half sink and drainer, integrated Neff double oven, hob and hood above, dishwasher, fridge freezer, plumbing for automatic washing machine, window and door to side elevation.



## BEDROOM 1

11'8" x 9'2" approx (3.56m x 2.79m approx)

With fitted wardrobes and cupboards, window to rear elevation.



## BEDROOM 2

8'9" x 8'8" approx (2.67m x 2.64m approx)

With fitted wardrobes and drawers. Double doors to conservatory.



### CONSERVATORY

9'0" x 8'12" approx (2.74m x 2.44m approx)  
Overlooking the garden with door leading out.



### SHOWER ROOM

Comprising low level W.C., wash hand basin, shower cubicle, tiling to the walls.



*OUTSIDE*

The front garden is managed as part of the estate service and to the rear there is an easy to maintain garden area. A side drive provides parking for the property.



*REAR VIEW*



## *ADDITIONAL CHARGES*

Anchor Hanover Housing run an estate service and charge approximately £126 per month, which includes, buildings insurance, estate manager service, alarm cord system, front garden maintenance, window cleaning once a month, soffits and gutters cleaned twice yearly and some standard structural repairs. We would advise an purchaser to confirm this for themselves.

## *TENURE*

Freehold

## *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

## *FIXTURES & FITTINGS*

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982.

## *AGENTS NOTE*

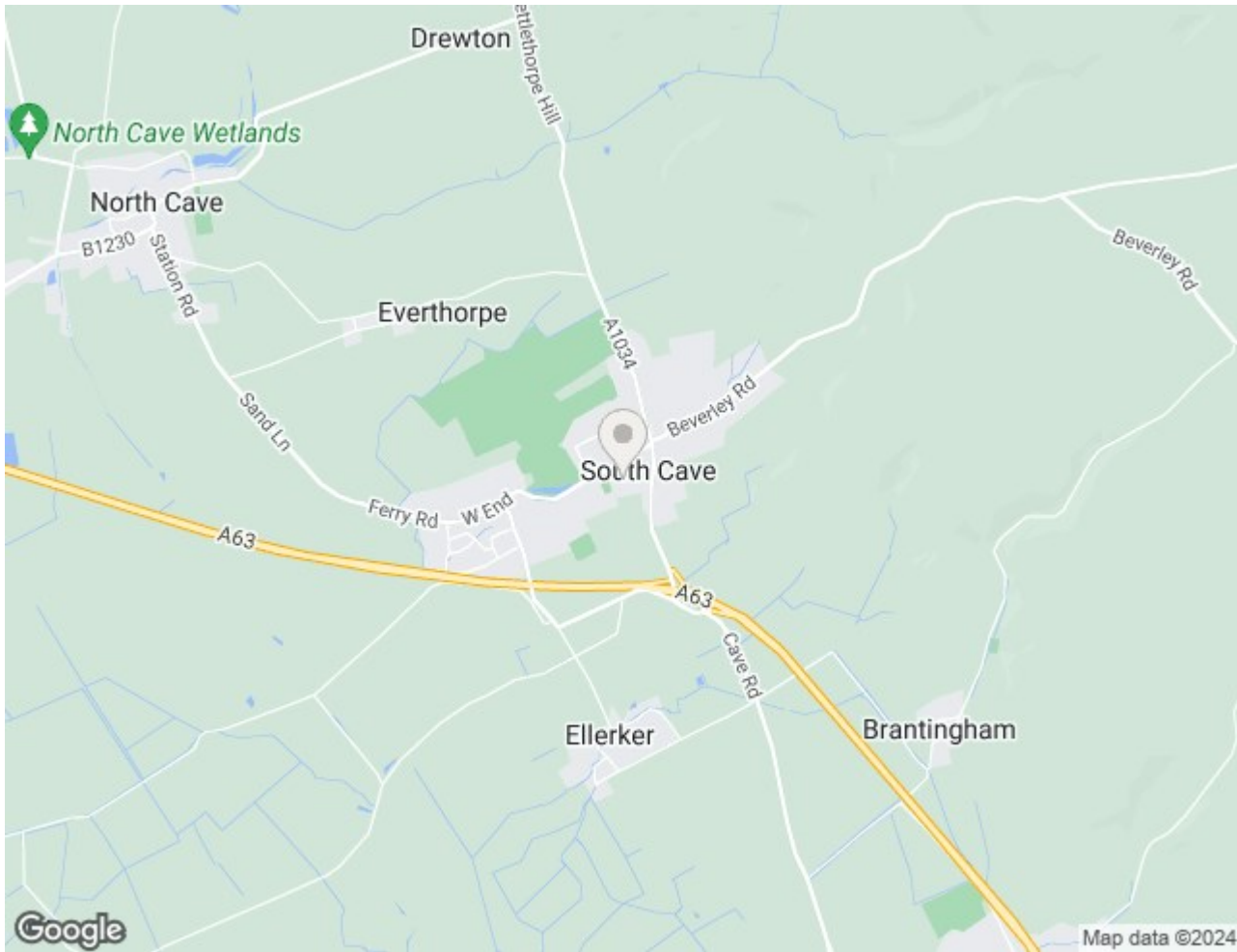
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of 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.

## *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.

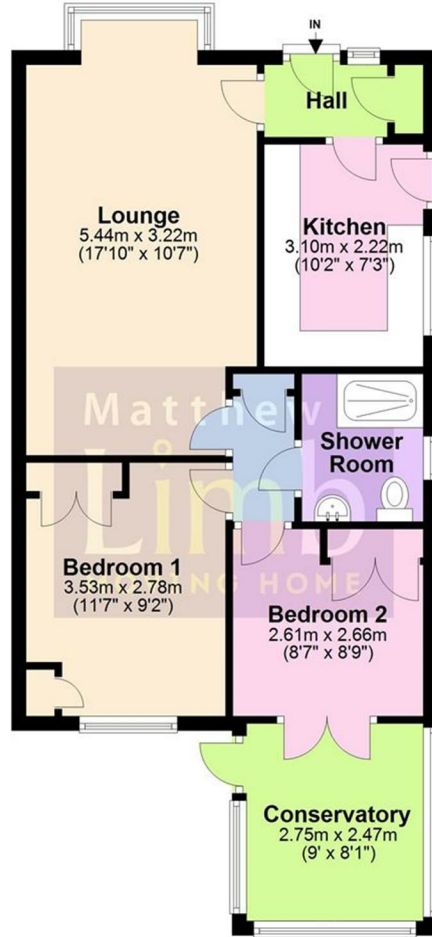
## *VALUATION SERVICE*

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



**Ground Floor**

Approx. 57.8 sq. metres (622.3 sq. feet)



Total area: approx. 57.8 sq. metres (622.3 sq. feet)



