



87 West Hall Garth, South Cave, East Yorkshire, HU15 2HB

- 📍 Move Straight In!
- 📍 Semi Detached House
- 📍 Well Presented Accom.
- 📍 Council Tax Band = C
- 📍 3 Bedrooms
- 📍 Lawned Garden
- 📍 No Chain Involved.
- 📍 Freehold/EPC = C

£230,000

INTRODUCTION

Ready to move straight into is this well presented semi detached house which stands in a very popular residential area. With no chain involved, a quick completion should be possible. This lovely home features two reception rooms, modern kitchen and bathroom and three bedrooms. There is gas fired central heating to radiators and uPVC double glazing installed. Good parking is available to the front together with a side drive and garage. To the rear, the attractive garden has a lawn, mature borders and an area ideal for cultivation. There is also a useful garden lodge.

LOCATION

West Hall Garth is accessed via Pinfold or Annie Med Lane in the area of South Cave known as West End. South Cave is a desirable village located to the west of Hull and provides a good range of shops including convenience store, post office, chemist, doctor's surgery and further amenities including a well regarded village primary school. Secondary schooling can be found at South Hunsley in the village of Melton. The property is conveniently placed for access to the A63 and the M62 westbound. A mainline railway station is located at nearby Brough.

ACCOMMODATION

A uPVC double glazed entrance door to:

ENTRANCE PORCH

With internal door to:

ENTRANCE HALLWAY

An attractive hallway with stairs leading up to the first floor.



LOUNGE

13'3" x 10'4" approx (4.04m x 3.15m approx)

With large picture window to front. The chimney breast houses a log burner upon a paved hearth. A wide opening gives access through to the dining room.



DINING ROOM

10'9" x 9'0" approx (3.28m x 2.74m approx)

With window and door to the rear. Internal door through to kitchen.



KITCHEN

10'9" x 7'3" approx (3.28m x 2.21m approx)

Having a modern fitted kitchen with a range of units, work surfaces, Neff microwave, double oven, four ring gas hob plus extractor hood above. There is an integrated fridge/freezer, freestanding slimline dishwasher and a concealed washing machine. Window to side and external access door to rear.



FIRST FLOOR

LANDING

With window to side elevation.

BEDROOM 1

11'0" x 10'0" approx (3.35m x 3.05m approx)

With window to rear elevation, airing cupboard to corner.



BEDROOM 2

13'6" x 10'0" approx (4.11m x 3.05m approx)

Window to front elevation.



BEDROOM 3

10'4" x 6'5" approx (3.15m x 1.96m approx)
Window to front elevation, cupboard to corner.



BATHROOM

With modern suite comprising bath having a shower over being both a rainhead and handheld system plus spray screen. Fitted furniture has an inset wash hand basin and W.C.. Tiling to the walls.



OUTSIDE

A garden extends to the front with lawn and a gravelled parking space plus a side drive leading onwards to the garage. An attractive garden area lies to the rear with lawn and mature borders. There is also an area ideal for cultivation and a very useful garden chalet/summerhouse with power supply installed and which would be ideal for a variety of uses.



GARDEN LODGE/SUMMERHOUSE



REAR VIEW



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. 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

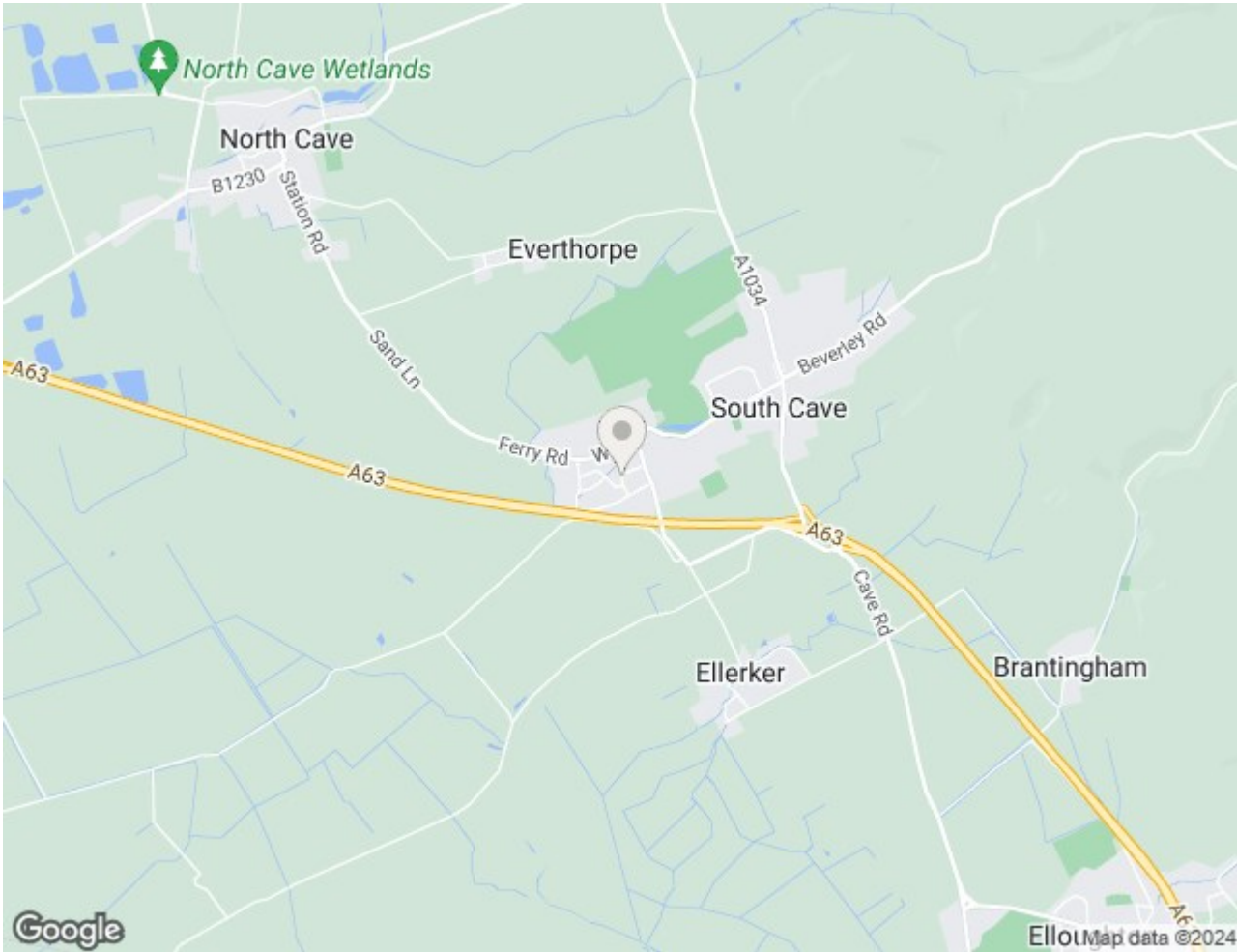
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.

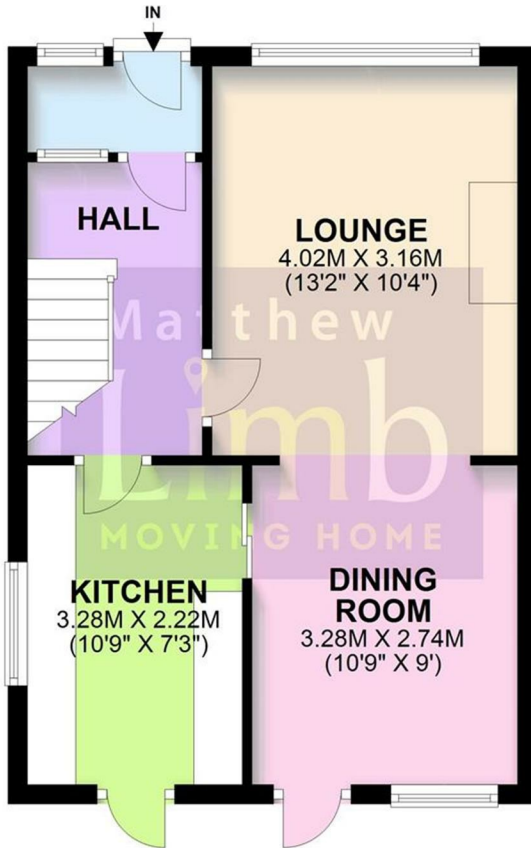
VALUATION SERVICE

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. 37.5 SQ. METRES (403.1 SQ. FEET)



FIRST FLOOR

APPROX. 37.5 SQ. METRES (403.1 SQ. FEET)



TOTAL AREA: APPROX. 74.9 SQ. METRES (806.3 SQ. FEET)

87 WEST HALL GARTH

