

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



8 The Stray, South Cave, East Yorkshire, HU15 2AL

- 📍 Detached House
- 📍 Deceptively spacious
- 📍 Four Beds/Two Baths
- 📍 Council Tax Band = E
- 📍 Two Reception Rooms
- 📍 Modern Kitchen & Utility
- 📍 Gardens & Garage
- 📍 Freehold / EPC = E

£360,000

INTRODUCTION

This immaculately presented and deceptively spacious modern four bedroomed detached house stands in a popular location at the foot of the Yorkshire Wolds. The property has been significantly enhanced and a particular feature is the superb main bedroom suite with dressing area and contemporary four piece bathroom. At ground floor level there is an entrance hall, cloaks/W.C., attractive lounge, dining room and modern kitchen with large utility situated off. Upon the first floor are four bedrooms, en-suite bathroom and family bathroom with four piece suite.

The property occupies a corner style plot with gardens set out to the front and side of the property with an enclosed garden to the rear. A driveway provides off street parking and leads to the single garage.



LOCATION

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With staircase leading to the first floor, window to side and tiling to the floor.

CLOAKS/W.C.

With suite comprising a low level W.C. and cabinet with moulded wash hand basin. Tiled floor.

LOUNGE

17'2" x 12'5" approx (5.23m x 3.78m approx)

With cantilever bay window to the front elevation, window to side. Feature fire surround with living flame gas fire. Double doors open through to the dining room.



DINING ROOM

12'7" x 10'1" approx (3.84m x 3.07m approx)
With cantilever bay window to side elevation.



KITCHEN

14'4" x 10'0" approx (4.37m x 3.05m approx)
Fitted with modern base and wall units, contrasting worksurfaces, and a one and a half bowl sink and drainer with mixer tap, There is space for a range style cooker with filter hood above. Opening through to the utility room. Tiled floor. Internal access door to the garage.



UTILITY ROOM

13'3" x 8'7" approx (4.04m x 2.62m approx)
With fitted base and wall units, tiled splashbacks and tiling to the floor. Plumbing for a washing machine and space for tumble dryer.
Windows and double doors open out to the rear garden.



FIRST FLOOR

LANDING

With window to side and cylinder/airing cupboard.

BEDROOM 1

12'9" x 10'2" approx (3.89m x 3.10m approx)
With window to side elevation providing attractive views of the surrounding countryside and Mount Airy. Situated off the bedroom is a dressing corridor with a row of mirror fronted wardrobes to one wall.



EN-SUITE BATHROOM

8'6" x 8'5" approx (2.59m x 2.57m approx)

A superb en-suite bathroom with suite comprising a large shower enclosure, bath, wash hand basin and low flush W.C. Tiling to the walls, heated towel rail.



BEDROOM 2

12'8" x 10'3" approx (3.86m x 3.12m approx)

Window to front elevation.



BEDROOM 3

13'10" x 10'4" approx (4.22m x 3.15m approx)
Narrowing to 7'0". Window to side elevation.



BEDROOM 4

8'4" x 6'9" approx (2.54m x 2.06m approx)
Window to front elevation.



BATHROOM

9'3" x 6'7" approx (2.82m x 2.01m approx)
With contemporary four piece suite comprising a bath, shower enclosure, wash hand basin and low flush W.C. Tiled wall and heated towel rail.



OUTSIDE

The property occupies a corner style plot with lawned gardens to the front and side elevations. A side drive provides off street parking and gives access to the single garage. The rear garden is enclosed by a part fenced and brick wall boundary and is lawned with attractive patio areas. There is also a paved area ideal for a garden shed.



TENURE

Freehold

COUNCIL TAX BAND

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

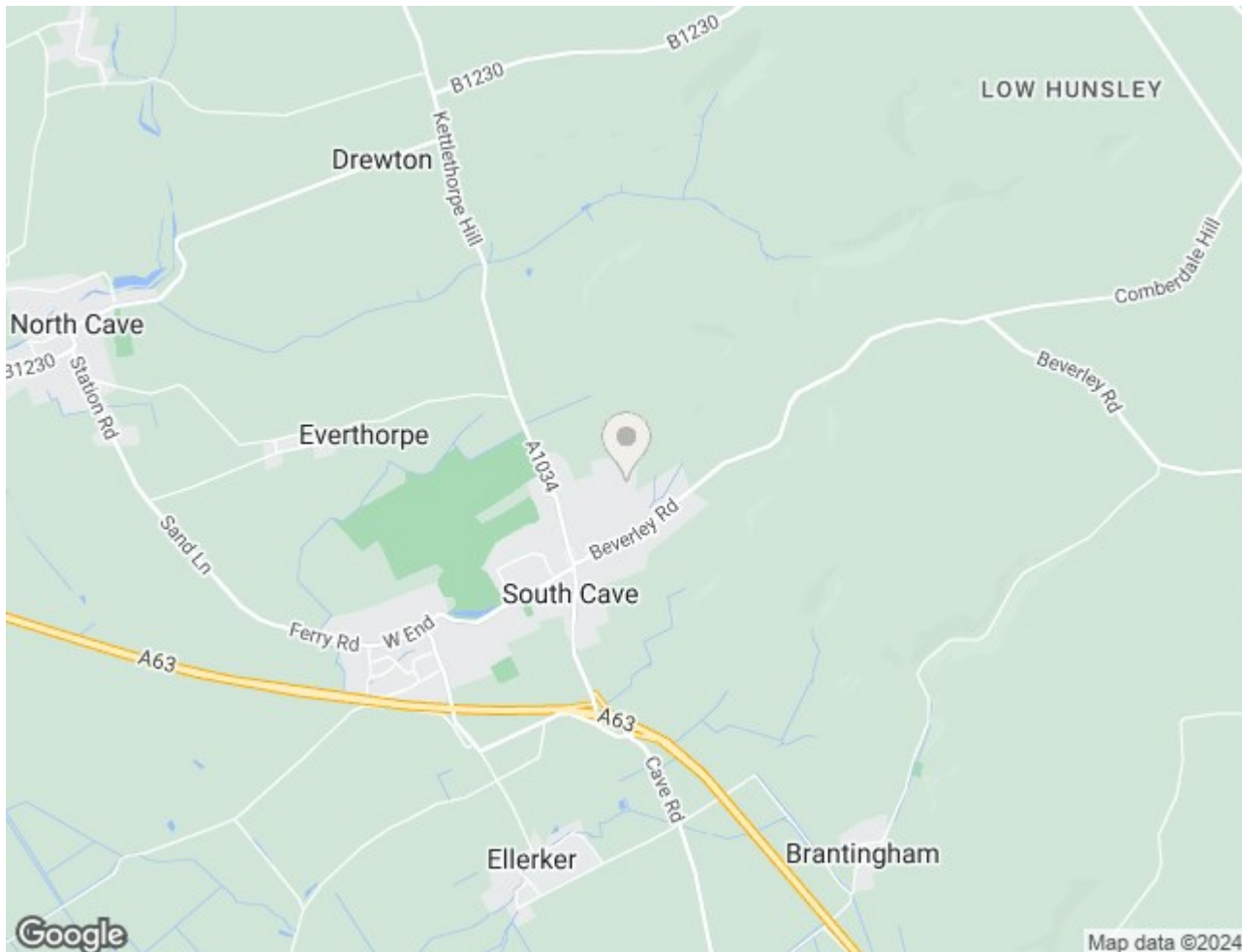
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

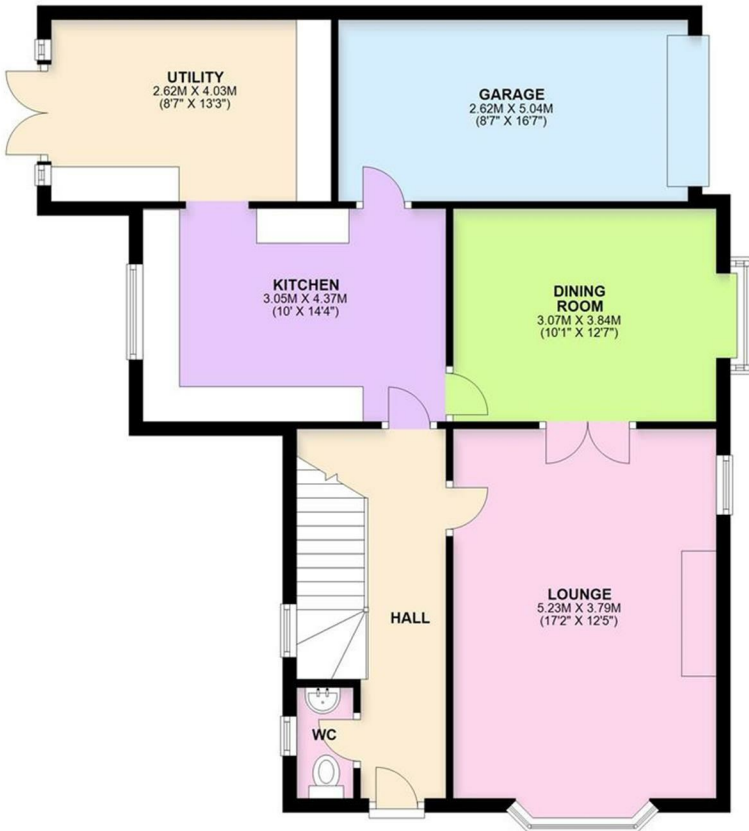
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

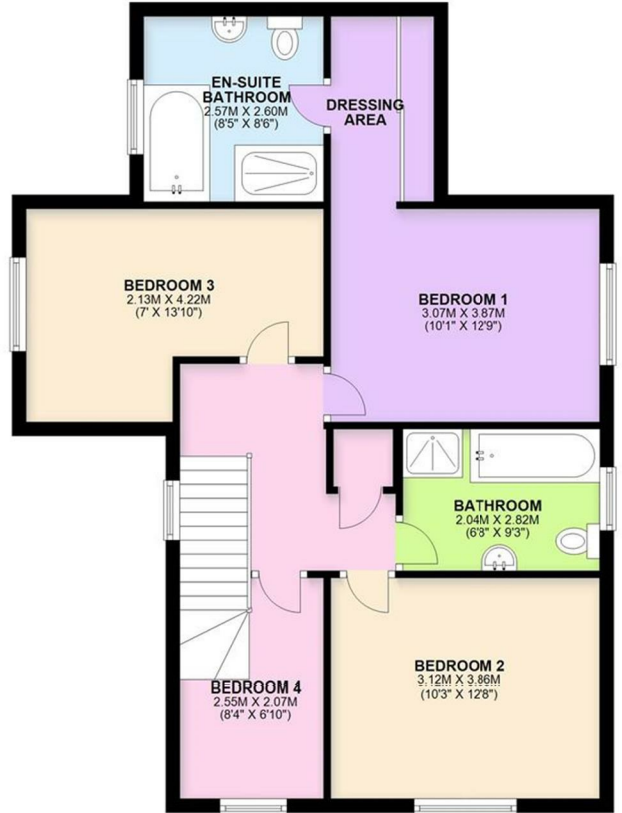
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



GROUND FLOOR
APPROX. 83.0 SQ. METRES (893.2 SQ. FEET)



FIRST FLOOR
APPROX. 69.0 SQ. METRES (743.1 SQ. FEET)



TOTAL AREA: APPROX. 152.0 SQ. METRES (1636.3 SQ. FEET)

