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Matthew
Limb
MOVING HOME



24 Church Street, South Cave, East Yorkshire, HU15 2EH

- 📍 Stunning Detached Cottage
- 📍 Great Charm & Character
- 📍 3 Bedrooms
- 📍 Council Tax Band = D
- 📍 Modern Fittings
- 📍 Parking & Garage
- 📍 Central Village Location
- 📍 Freehold/EPC = E

£342,500

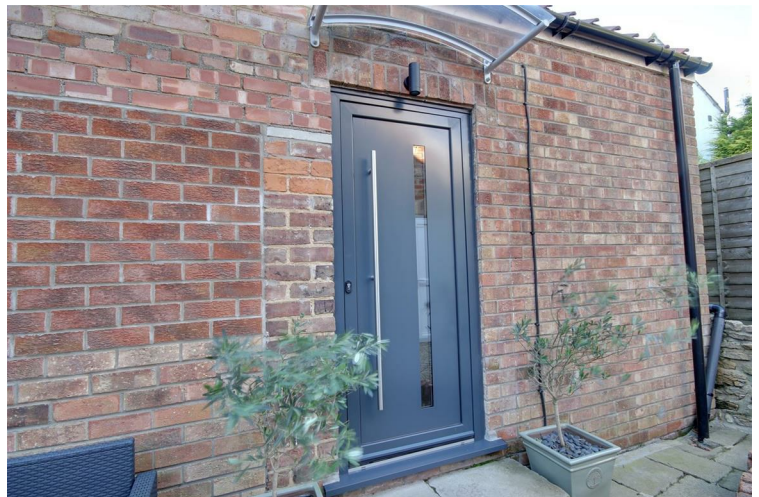
INTRODUCTION

A beautiful village cottage. This fabulous double fronted detached cottage stands proudly in the centre of this highly sought after village. Oozing charm and character, the immaculately presented accommodation has been tastefully refurbished over the years and enjoys many modern fittings. In fact, recently a new central heating system with modern boiler and radiators has been fitted in 2019 plus windows, doors and gates have been replaced. A particular feature is the exposed Yorkstone internal walls in a number of rooms. Outside, the property has a gated side drive for parking and there is a single garage. The rear courtyard garden, whilst modest, is ideal for those looking for ease of maintenance. The accommodation is depicted on the attached floorplan and briefly comprises an extremely attractive living room, cosy sitting room, study and a dining kitchen with modern fitted units and appliances. There is also a rear lobby and cloak/WC. Up on the first floor are three good sized bedrooms and a stylish modern bathroom. The accommodation has the benefit of a recently installed gas fired central heating system to radiators and uPVC framed double glazing. In all, this stunning property should be viewed without hesitation.

LOCATION

The property is located in the centre of this much sought after village and within South Cave's conservation area. The village lies approximately 12 miles to the west of Hull and the historic market town of Beverley is approximately 9 miles distant. The village is ideally placed for travelling to Hull, Beverley, York, Leeds and the West Riding with immediate access being available to the A63/M62 motorway network. There is a mainline railway station situated approximately 5 minutes driving time away in the nearby village of Brough. South Cave has something for everyone with a wide variety of amenities including convenience stores, boutique salon/shops, a number of public houses, restaurants and many recreational facilities including a golf and country club and sports centre. The village also has a well reputed junior school which lies within the South Hunsley secondary school catchment area. Immediate access is available to some beautiful countryside, ideal for walking or cycling and the village also has its own vineyard.

ACCOMMODATION



LIVING ROOM

22'7" x 12'6" approx (6.88m x 3.81m approx)

A delightful room with two windows to the front elevations, both with shutters and two chimney breasts, one of which houses a log burner. There is a replacement composite entrance door with replica door furniture and an attractive engineered oak wood floor with a part exposed stone wall which is a particular feature. There is a cupboard to the alcove and stairs leading up to the first floor.





SITTING ROOM

12'8" x 9'7" approx (3.86m x 2.92m approx)

Situated to the rear of the house, this cosy room has double doors leading out to the courtyard. There are recessed downlighters and an archway leads through to the dining kitchen.



DINING KITCHEN

25'3" x 8'7" approx (7.70m x 2.62m approx)

Having an extensive range of high gloss fronted base and wall mounted units with work surfaces plus a range cooker with extractor hood above. There is concealed plumbing for an automatic washing machine and space for a dryer, sink and drainer. Slate tiled floor, window overlooking the rear courtyard.



REAR LOBBY

With recently installed external aluminium framed contemporary door leading to the courtyard.

CLOCKS/WC

Recently refitted with combination WC and wash hand basin. Tiling to the walls and floor, heated towel rail.

STUDY

6'10" x 6'7" approx (2.08m x 2.01m approx)

Window to rear elevation, storage cupboard situated off.



FIRST FLOOR

LANDING

BEDROOM 1

12'6" x 10'6" approx (3.81m x 3.20m approx)

Measurements up to fitted wardrobes either side of the chimney breast which houses a decorative period fire surround, window to front with shutters, engineered oak flooring.



BEDROOM 2

12'10" x 10'2" approx (3.91m x 3.10m approx)
Window to front elevation with shutters.



BEDROOM 3

9'8" x 8'5" approx (2.95m x 2.59m approx)
Window to rear elevation.



BATHROOM

With a stylish modern suite comprising a wash hand basin and cabinet, low level W.C. and bath with both a hand held and rainhead shower system above, spray screen, tiling to the walls, heated towel rail.



OUTSIDE

A gated entrance provides access to the side drive and onwards to the garage. The single garage has an electric roller entry door and a power and light supply installed. The attractive rear courtyard has been set out for ease of maintenance.



DRIVEWAY

Providing off-street parking for up to two vehicles.



TENURE

Freehold

COUNCIL TAX BAND

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

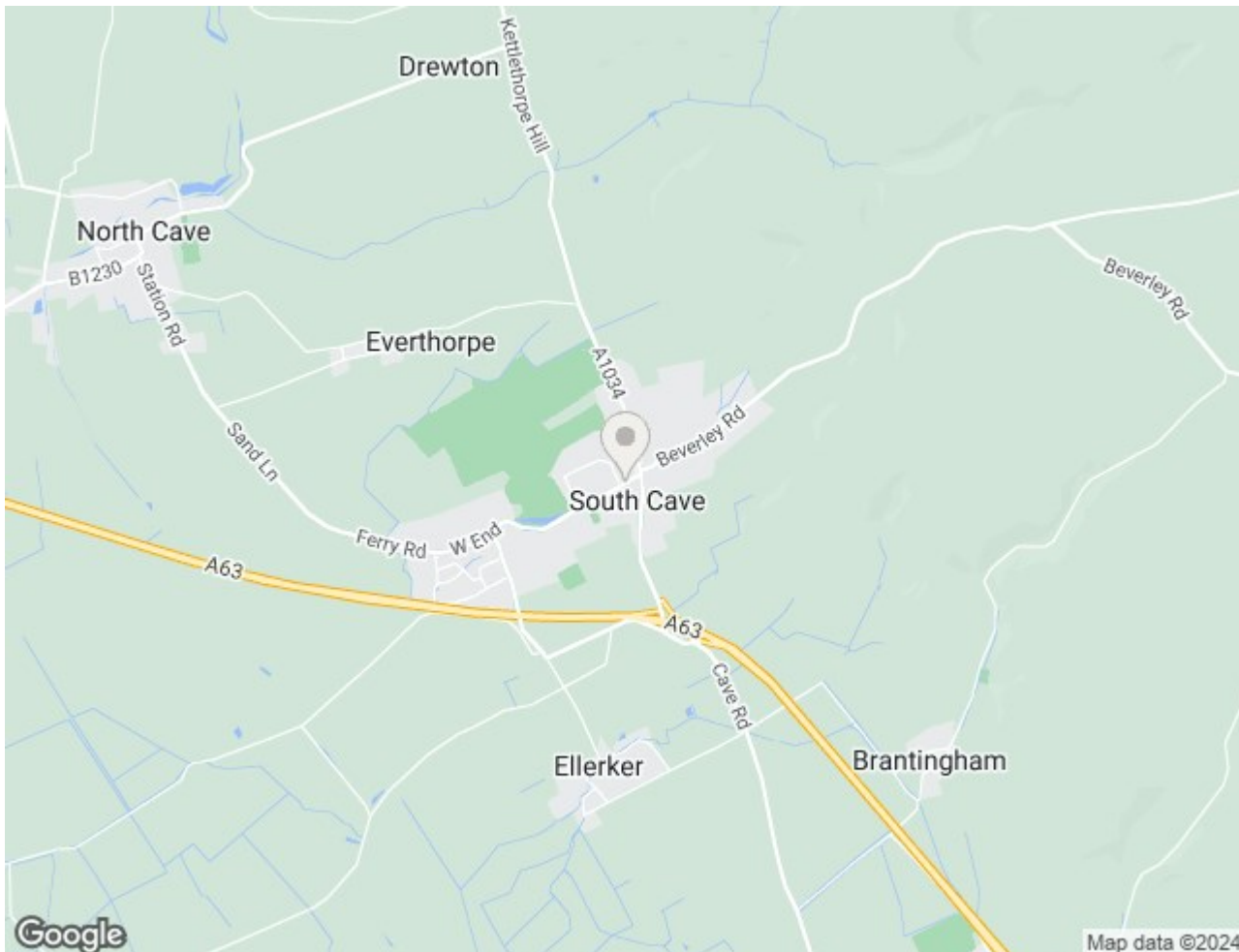
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

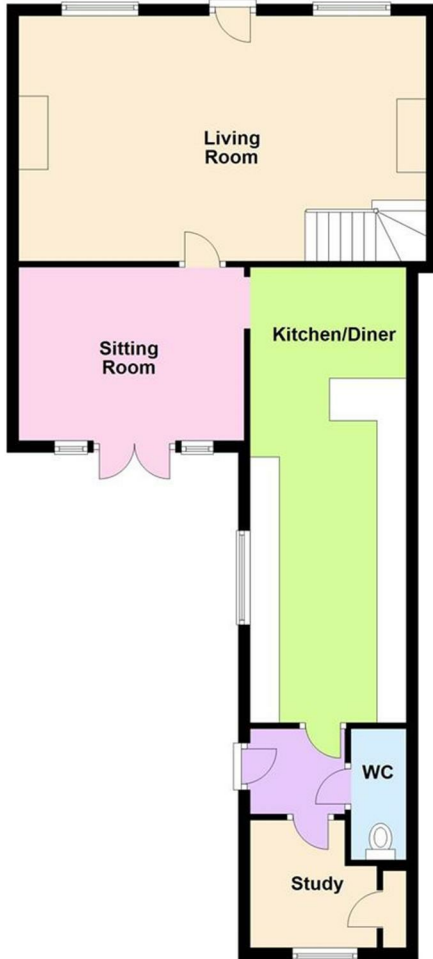
VALUATION SERVICE

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. 72.4 sq. metres (779.0 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.0 sq. feet)



Total area: approx. 113.2 sq. metres (1219.0 sq. feet)

