

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



*3 The Tofts, South Cave, East Yorkshire, HU15 2GZ*

- 📍 Fabulous 3 Bed Home
- 📍 Contemporary Living
- 📍 Superb Specification
- 📍 Council Tax Band = C

- 📍 Immaculate Condition
- 📍 Close to Village Centre
- 📍 Viewing Essential
- 📍 Freehold/EPC = B

**£265,000**

## INTRODUCTION

This fabulous 3 bedroomed home offers the very best of modern living complete with an outstanding specification. Its contemporary design includes a stunning open plan ground floor arrangement incorporating a living room with large high quality double sliding doors out to the modern terrace and garden, beautiful contemporary fitted kitchen with quality appliances and ample space for a dining area. A cloaks/W.C. is situated off the impressive entrance hallway. At first floor are 3 bedrooms, the main featuring a high quality modern en-suite. A contemporary fully equipped bathroom serves the remaining two bedrooms. Particular features include beautiful oak veneer doors and architraves, stunning kitchen and bathrooms, underfloor heating downstairs and flooring throughout. Off street parking is available to the front of the property and to the rear lies an enclosed garden with quality pavers, lawn and raised planters. The property is conveyed with the remainder of an NHBC Buildmark Warranty.

This property must be viewed!

## LOCATION

The property forms part of the recent development of The Tofts, situated close to the centre of the beautiful village of South Cave. The village dates back to the 11th century and is situated at the foot of the Yorkshire Wolds, approximately 14 miles to the west of Hull and just 10 miles from the historic market town of Beverley. Immediate access is available to the A63/M62 motorway network and a mainline railway station is situated in the nearby village of Brough which provides regular intercity connections. The village has a real community feel, evidenced in the numerous clubs and activities throughout the year. South Cave boasts an excellent range of recreational facilities, convenience stores, medical centre, numerous independent traders, pubs/restaurants and access to beautiful countryside.

Beverley 10 miles

Hull 14 miles

Humberside Airport 20 miles

York 28 miles

Doncaster 37 miles

Leeds 50 miles

## ACCOMMODATION

A contemporary composite entrance door provides access to:

### ENTRANCE HALLWAY

With oak detailed staircase leading up to the first floor, beautiful tiled flooring and designer oak doors to the kitchen and cloak room.



### *CLOAK ROOM*

With wall hung W.C., wash hand basin in cabinet, mirror fronted cupboard above, feature tiling to the floor and walls.



### *KITCHEN*

15'3" x 9'1" approx (4.65m x 2.77m approx)

A custom designed contemporary kitchen with 30mm quartz work tops and upstands. There is a composite undermounted one and a half sink and integrated double oven, induction hob, and extractor, dishwasher, fridge and freezer. Feature tiled flooring and window to the front. This room flows through in an open plan style to the living area.



### *LIVING AREA*

15'10" x 13'9" approx (4.83m x 4.19m approx)

A superb space with large, high quality sliding doors opening out to the rear terrace. Feature tiled flooring and access to an under stairs storage cupboard.



### *FIRST FLOOR*

#### *LANDING*

With oak and glass detail balustrade. Access to roof void and cupboard to corner housing gas fired central heating boiler.



#### *BEDROOM 1*

13'9" x 10'2" approx (4.19m x 3.10m approx)

Window to rear.



### *EN-SUITE*

A stunning suite with wall hung W.C., wash hand basin and drawers with illuminated mirror above and a shower enclosure with rainhead and hand held shower system, tiled surround and tiled flooring, heated towel rail.



### *BEDROOM 2*

11'3" x 7'11" approx (3.43m x 2.41m approx)  
Window to front elevation.



### *BEDROOM 3*

7'8" x 7'6" approx (2.34m x 2.29m approx)  
Window to front elevation.



### *BATHROOM*

With stylish suite comprising low level W.C., wash hand basin with drawers below and illuminated mirror above, bath with rain head and hand held shower system and spray screen, tiled surround and tiling to the floor, heated towel rail.



### *OUTSIDE*

Block set paving provides parking for two vehicles to the front. To the rear lies a high quality tiled patio with lawned garden beyond, fencing to the perimeter and raised planters.



### *GENERAL SPECIFICATION*

The property includes zoned controlled underfloor heating to the ground floor with radiators to the first floor, CAT 6 cabling around the home and high quality aluminium glazed sliding doors opening out to the rear garden.

### *WARRANTY*

The property is to be conveyed with the remainder of the NHBC Buildmark Warranty.

### *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*

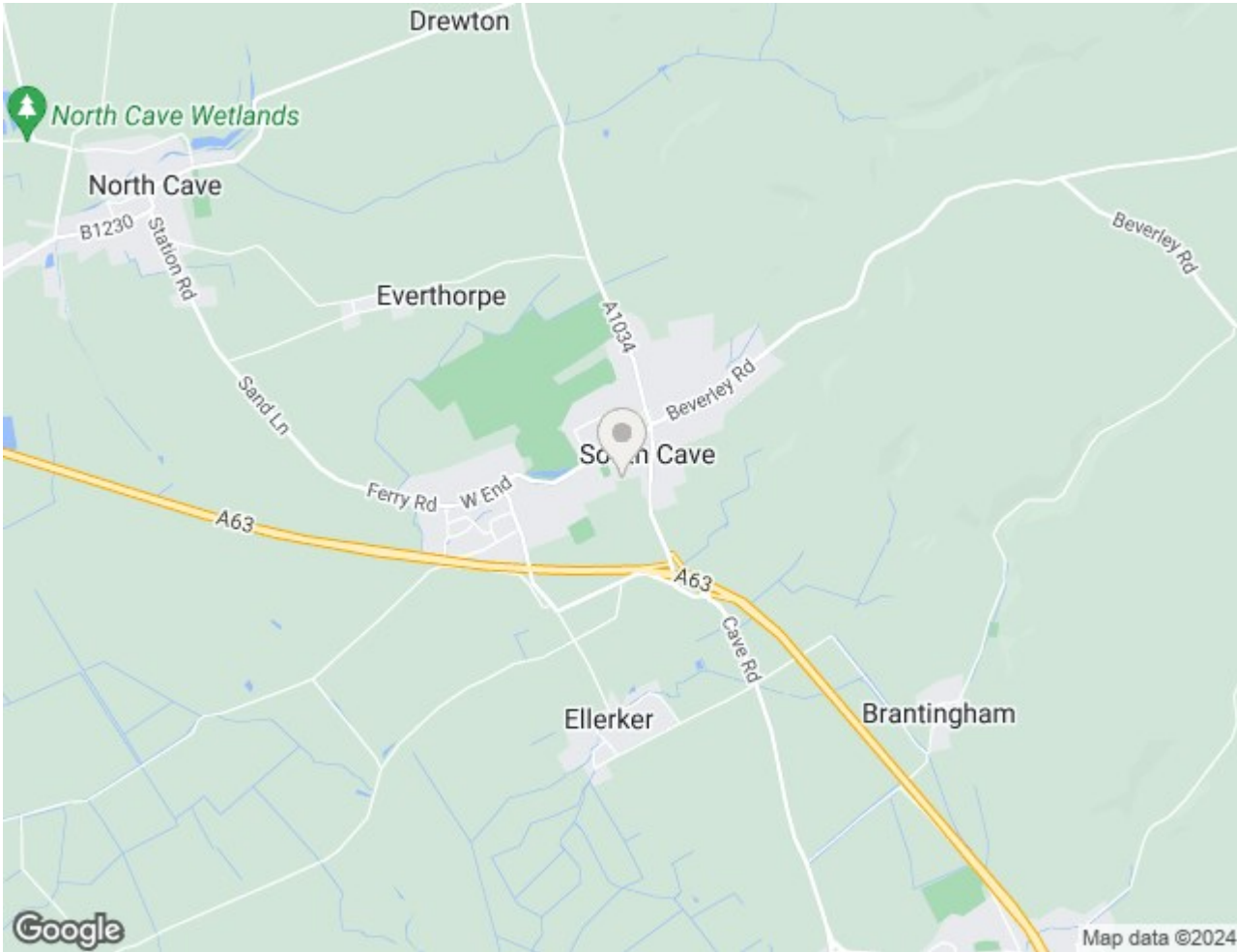
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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







**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	