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MOVING HOME



18 Trinity Fold, South Cave, East Yorkshire, HU15 2BJ

- 📍 Fantastic Townhouse
- 📍 Immaculately Presented
- 📍 Contemporary Kitchen
- 📍 Council Tax Band = D
- 📍 Good Sized Rooms
- 📍 Westerly Garden & Garage
- 📍 Viewing a must!
- 📍 Freehold / EPC = C

Offers Over £300,000

INTRODUCTION

Viewing is strongly recommended of this fantastic townhouse situated close to the centre of South Cave. The immaculately presented accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, cloaks/W.C., lounge with feature fireplace and superb dining kitchen with contemporary fittings and granite worksurfaces complemented by a utility. Upon the first floor are three good sized bedrooms and a family bathroom with bath and separate shower. The main bedroom suite makes up the second floor including a bedroom with fitted wardrobes, en-suite shower room plus a study area on the landing.

There is a lawned garden area to the front and a detached garage with driveway. The rear garden enjoys a westerly aspect and is mainly lawned with a covered deck with power, light and log burner.

LOCATION

South Cave lies approximately 12 miles to the west of Hull and the historic market town of Beverley is approximately 9 miles away. 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 a variety of amenities including convenience stores, post officer, pharmacy, library, doctors, dentists, a number of public houses and restaurants together with a golf course and country club. The village also has a junior school and lies within the South Hunsley Secondary School catchment area.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With staircase leading to the first floor.

CLOAKS/W.C.

With modern suite comprising a low flush W.C. and vanity unit with wash hand basin.



LOUNGE

15'11" x 12'3" approx (4.85m x 3.73m approx)

With feature fire surround housing a living flame gas fire. Window to front.



DINING KITCHEN

18'10" x 9'7" approx (5.74m x 2.92m approx)

Having a range of contemporary base and wall units with granite worksurfaces and matching centre island. There is an under mount Belfast sink and drainer with mixer tap, tiled splashbacks, Neff oven with slide and hide door, oven/grill, AEG five ring gas hob with extractor above and Neff dishwasher. Tiling to floor window and double doors opening out to the rear garden.



KITCHEN AREA



UTILITY

With fitted units, granite worksurfaces, Belfast sink, NEFF fridge/freezer, plumbing for a washing machine, tiled floor and external access door to side.

FIRST FLOOR

LANDING

With window to side and staircase leading to the second floor.



BEDROOM 2

12'0" x 11'4" approx (3.66m x 3.45m approx)
Window to rear.



BEDROOM 3

10'5" x 9'9" approx (3.18m x 2.97m approx)
Window to front elevation. Understairs storage cupboard.



BEDROOM 4

8'9" x 6'11" approx (2.67m x 2.11m approx)
Window to front elevation.



BATHROOM

With four piece suite comprising a bath, shower enclosure, wash hand basin and low flush W.C. Heated towel rail, tiled floor and window to rear.



SECOND FLOOR

LANDING / STUDY AREA

With Velux window to front elevation.



BEDROOM 1

15'6" x 10'5" approx (4.72m x 3.18m approx)
With fitted wardrobes and windows to front and rear elevations.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiled floor and window to rear.



OUTSIDE

There is a lawned garden area to the front and a detached garage with driveway. The rear garden enjoys a westerly aspect and is mainly lawned with a covered deck with power, light and log burner.



COVERED DECK



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

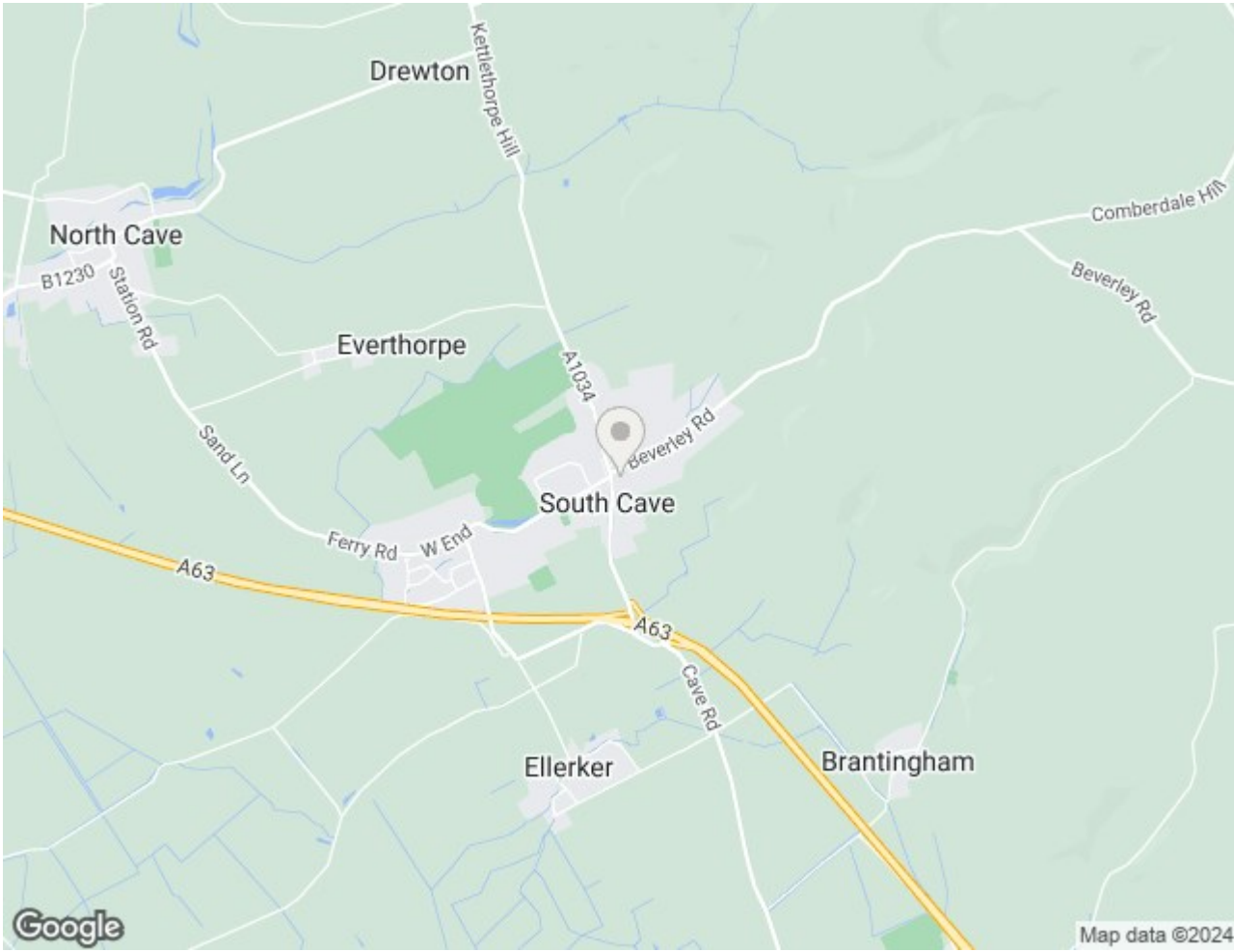
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 45.1 sq. metres (485.4 sq. feet)



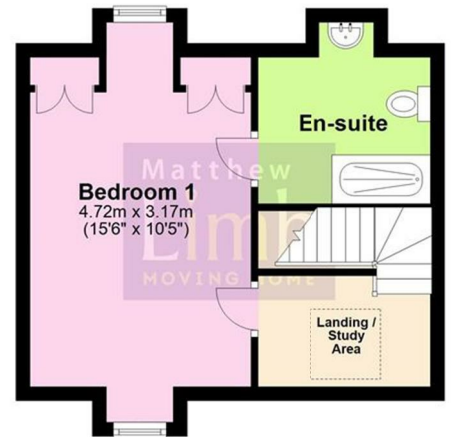
First Floor

Approx. 45.1 sq. metres (485.4 sq. feet)



Second Floor

Approx. 28.5 sq. metres (306.3 sq. feet)



Total area: approx. 118.6 sq. metres (1277.0 sq. feet)

