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Matthew  
**Limb**  
MOVING HOME



*72 The Stray, South Cave, East Yorkshire, HU15 2AL*

- 📍 Impressive Detached House
- 📍 Lovely Plot
- 📍 Four Fitted Bedrooms
- 📍 Council Tax Band = F
- 📍 Three reception Rooms
- 📍 Kitchen & Utility
- 📍 Drive & Double Garage
- 📍 Freehold / EPC = D

**£389,950**

## INTRODUCTION

This immaculately presented and extremely deceptively spacious modern four bedroomed detached house stands in a popular location at the foot of the Yorkshire Wolds. The property occupies a lovely cul-de-sac position with south westerly rear garden, driveway providing excellent parking and a double garage. The immaculately presented accommodation is depicted on the attached floorplan and briefly comprises an entrance porch, spacious entrance hallway with cloaks/W.C. situated off, a modern kitchen and utility, sitting/dining room, lounge with log burning stove and a conservatory overlooking the rear garden. Upon the first floor are four double bedrooms, all have fitted wardrobes plus a fitted study. There is an en-suite shower room to bedroom 1 and a family bathroom. The property has the benefit of gas central heating and double glazing.

A lawned garden interspersed with attractive shrubbery and trees extends to the front and a side drive provides ample parking and leads onwards to the detached double garage. The rear garden is lawned with planted borders, a patio area, log store, greenhouse and shed. The garden is well stocked with spring bulbs, many perennials and a wildlife refuge in one corner.



## LOCATION

The Stray is a highly regarded residential area which is approached from Little Wold Lane, off Beverley Road to the eastern side of the village. 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, bakers, butchers, 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 PORCH

With door to:

### *ENTRANCE HALL*

Spacious and welcoming with staircase leading to the first floor.



### *CLOAKS/W.C.*

With low flush W.C. and wash hand basin. Window to side.

### *KITCHEN*

13'4" x 9'5" approx (4.06m x 2.87m approx)

Having a range of modern base and wall units with contrasting worksurfaces, one and a half sink and drainer with mixer tap, integrated appliances including an oven, four ring gas hob with filter above, larder fridge and dishwasher. Inset spot lights and windows to front and side.



### *UTILITY ROOM*

9'5" x 5'5" approx (2.87m x 1.65m approx)

With fitted units, sink and drainer, plumbing for a washing machine and space for tumble dryer. Integrated freezer, inset spot lights and external access door to rear.

### *SITTING/DINING ROOM*

14'4" x 9'5" approx (4.37m x 2.87m approx)

With living flame gas fire and windows to front and side elevations.



### *LOUNGE*

14'4" x 11'9" approx (4.37m x 3.58m approx)

With log burning stove, windows to side, sliding patio doors to side and French doors opening through to the conservatory.



### CONSERVATORY

16'1" x 12'10" approx (4.90m x 3.91m approx)  
Lovely room with tiled floor and doors opening out to the patio.  
There is an aircon/heating unit.



### FIRST FLOOR

#### LANDING

With loft access hatch.



*BEDROOM 1*

11'6" x 8'10" approx (3.51m x 2.69m approx)  
Measurements into fitted wardrobes. Window to rear.



*EN-SUITE SHOWER ROOM*

With suite comprising a corner shower enclosure, wash hand basin with vanity unit and low flush W.C. Inset spot lights, heated towel rail, tiling to walls and window to side.



### *BEDROOM 2*

10'9" x 9'4" approx (3.28m x 2.84m approx)  
Measurements into fitted wardrobes with sliding doors. Window to front.



### *BEDROOM 3*

9'9" x 9'5" approx (2.97m x 2.87m approx)  
Measurements into fitted wardrobes with sliding doors. Window to front.



### *BEDROOM 4*

9'5" x 9'0" approx (2.87m x 2.74m approx)  
Measurements into fitted wardrobes. Window to rear.



### *STUDY/BEDROOM 5*

7'7" x 6'9" approx (2.31m x 2.06m approx)  
With fitted furniture and desk. Window to front.



### *BATHROOM*

With suite comprising a corner bath, fitted units with wash hand basin and low flush W.C. Airing/Cylinder cupboard, window to rear.





## OUTSIDE

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## FRONT GARDEN



### *REAR VIEW OF PROPERTY*



### *DRIVE & GARAGE*



### *TENURE*

Freehold

### *COUNCIL TAX BAND*

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

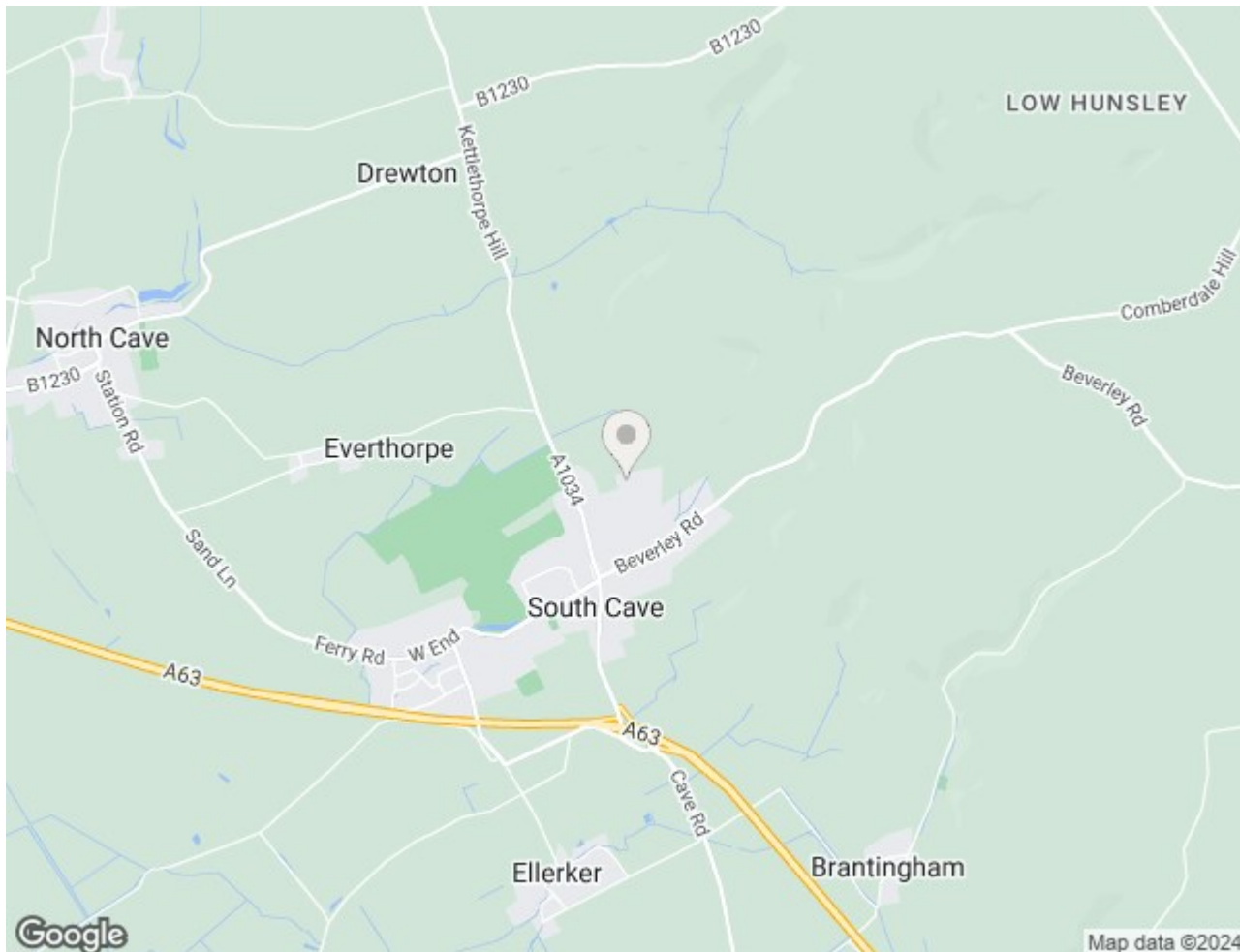
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 82.5 sq. metres (887.6 sq. feet)



**First Floor**

Approx. 68.7 sq. metres (740.0 sq. feet)



Total area: approx. 151.2 sq. metres (1627.6 sq. feet)

