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Matthew
Limb
MOVING HOME



18 South Wold, Little Weighton, East Yorkshire, HU20 3UQ

- 📍 Detached Bungalow
- 📍 Immaculately Presented
- 📍 Kitchen & Utility
- 📍 Council Tax Band = E
- 📍 Up to Four Bedrooms
- 📍 Driveway & Garage
- 📍 Landscaped Rear Garden
- 📍 Freehold / EPC = E

£395,000

INTRODUCTION

This beautiful detached bungalow is situated within a quiet cul-de-sac within the lovely village of Little Weighton. Features include a spacious hallway with excellent storage, up to four bedrooms bedrooms with bedroom 1 having a stylish en-suite. The living accommodation includes a lovely lounge with log burning stove and conservatory to the rear, The well fitted kitchen is complemented by a utility room. Immaculately presented the accommodation has the benefit of central heating to radiators and uPVC double glazing. Outside has many attractions with excellent parking provided by the double width drive which leads on to the detached single garage. The beautifully landscaped rear garden has been set out for ease of maintenance and include a combination of paved and gravelled areas and a small lawned area with fencing to the boundaries. There is also a useful garden shed. All in all, a fabulous bungalow with viewing highly recommended.

LOCATION

South Wold is a quiet cul-de-sac situated off Old Village Road in such a convenient position being close to the village shop and the well regarded public house. This popular village is clustered around an attractive duck pond and green and conveniently placed, some 4 miles to the west of Cottingham and with Walkington and Beverley nearby. Convenient access can also be gained towards the west Hull villages, the Humber Bridge northern approach road and towards the A63/M62 motorway network. Little weighton has its own primary school and there is a well regarded public house which is gained a reputation for excellent food.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With tiled floor and excellent storage with coat cupboard and airing cupboard. A staircase leads up to the first floor.



LOUNGE

17'8" x 14'7" approx (5.38m x 4.45m approx)
Spacious room with log burning stove and patio doors opening through to the conservatory.



CONSERVATORY

10'5" x 9'6" approx (3.18m x 2.90m approx)
With tiled floor and door opening out to the rear garden.



KITCHEN

12'9" x 11'10" pprox (3.89m x 3.61m pprox)

With modern shaker style base and wall units with contrasting worksurfaces, one and a half bowl ceramic sink and drainer with mixer tap, double oven, four ring electric hob with filter hood above and a fridge/freezer. There is ample space for a dining table and chairs.



UTILITY

With fitted units, sink and drainer, plumbing for a washing machine, external access door to rear.



BEDROOM 1

11'1" x 11'1" approx (3.38m x 3.38m approx)
With fitted wardrobes, bay window to front elevation.



EN-SUITE SHOWER ROOM

With contemporary suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, heated towel rail, mirror and wall lights, window to side.



BEDROOM 2

11'2" x 9'5" approx (3.40m x 2.87m approx)
With fitted wardrobes and window to front elevation.



BEDROOM 3 / OFFICE

14'7" x 8'1" approx (4.45m x 2.46m approx)
Window to front elevation.



BATHROOM

With suite comprising a bath with shower attachment and screen, wash and basin and low flush W.C. Tiling to walls and floor, mirror and wall lights, window to side.



FIRST FLOOR

LANDING

BEDROOM 4

13'5" x 7'11" (extending to 14'1") approx (4.09m x 2.41m (extending to 4.29m) approx)

With velux window to rear. Access through to large eaves storage.



OUTSIDE

To the front of the property is an attractive lawned garden with a side drive providing excellent parking and leading on to the single detached garage. The lovely rear garden has been attractively landscaped for ease of maintenance with a combination of patio and gravelled areas plus a small lawned area and fencing and hedging to the perimeter. There is also a useful garden shed.





REAR VIEW



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

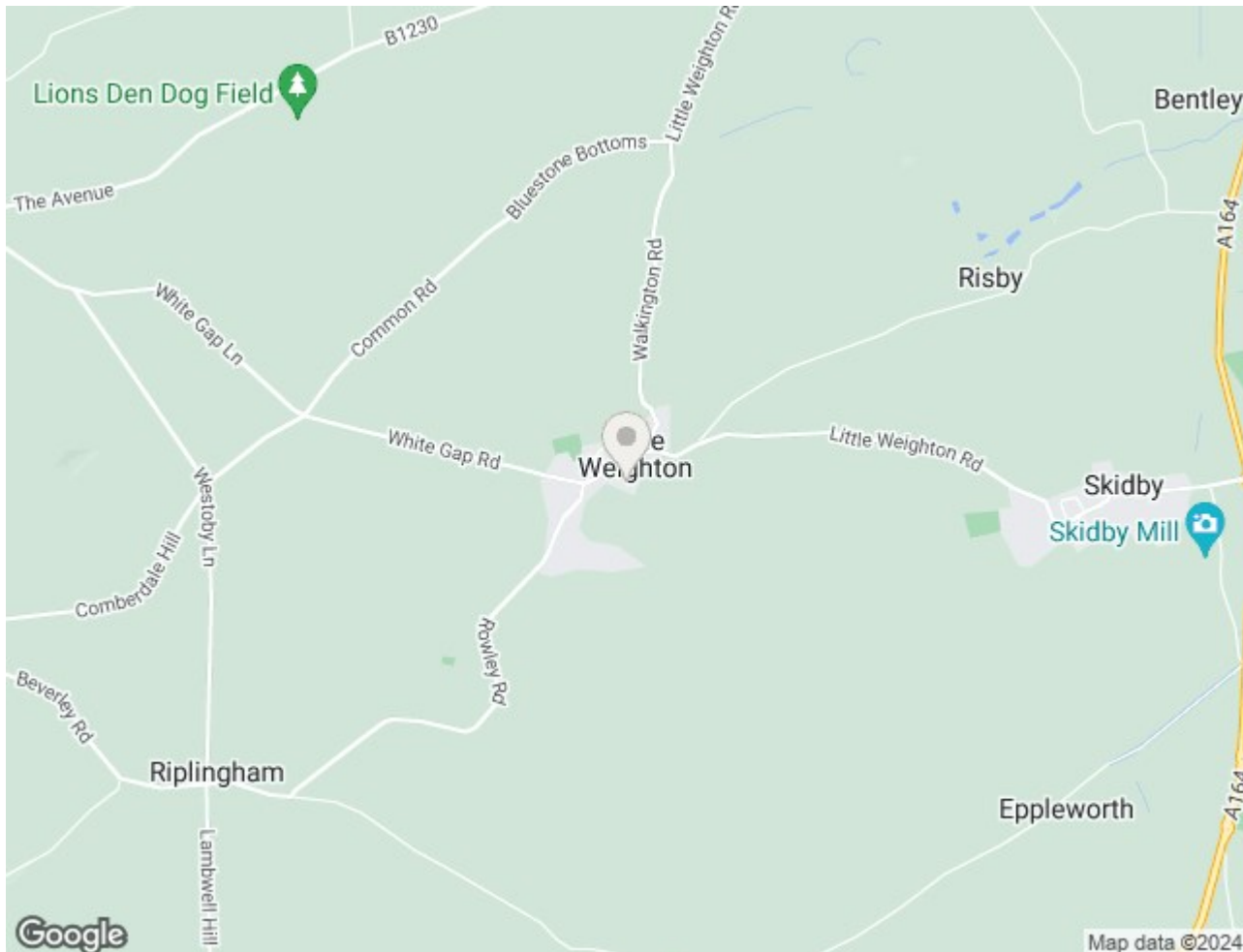
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

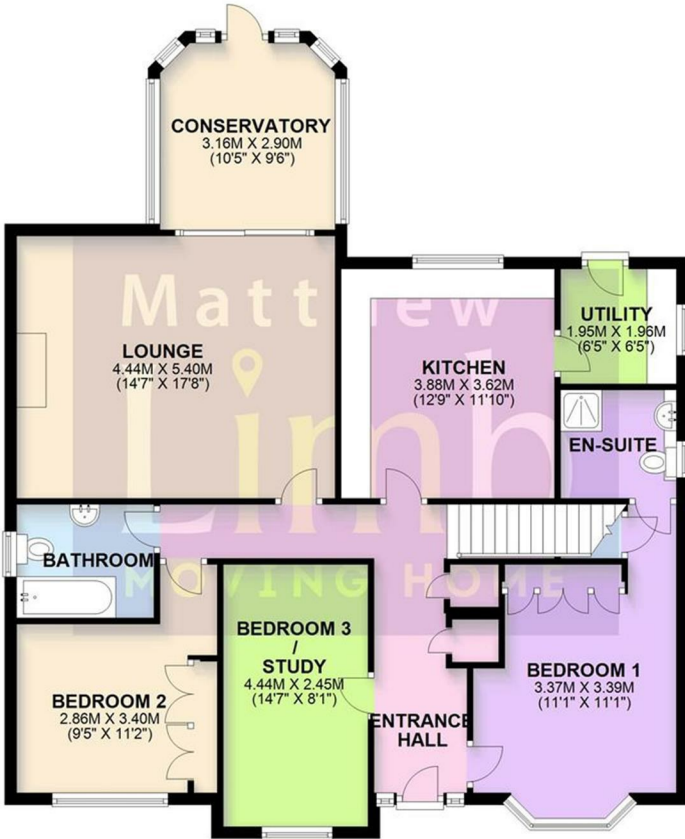
VALUATION SERVICE

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. 113.2 SQ. METRES (1218.7 SQ. FEET)



FIRST FLOOR

APPROX. 16.7 SQ. METRES (180.1 SQ. FEET)



TOTAL AREA: APPROX. 130.0 SQ. METRES (1398.8 SQ. FEET)
18 SOUTH WOLD, LITTLE WEIGHTON

