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Matthew
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MOVING HOME



21 Castle Rise, South Cave, East Yorkshire, HU15 2ET

- 📍 Dormer Style House
- 📍 No Onward Chain!
- 📍 Three Double Bedrooms
- 📍 Council Tax Band = D
- 📍 Contemporary Dining/Kit.
- 📍 Three Reception Rooms
- 📍 Gardens, Drive & Garage
- 📍 Freehold / EPC = D

£295,000

INTRODUCTION

This immaculately presented link detached house stands in a popular street scene within the centre of this highly desirable village. The accommodation affords flexibility and early viewing is strongly recommended. The property is offered for sale with no onward chain therefore a quick completion may be possible. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, cloaks/W.C., spacious lounge, dining room, conservatory and a contemporary dining kitchen with appliances. Upon the first floor are three double bedrooms and a modern shower room.

A lawned garden and driveway extend to the front and lead onwards to the single garage. The rear garden is lawned with attractive mature planted borders.

LOCATION

Castle Rise lies in the centre of the village and is approached via Church Street. It is well placed for South Cave's range of local shops and amenities. The village offers a good range of local shops including a post office, chemist, medical centre and convenience store. Further amenities include a well reputed school with secondary schooling at nearby South Hunsley. Many recreational facilities include a golf course, country club, bowls and tennis clubs plus a sports hall. There is a mainline railway station at nearby Brough and convenient access is available to the A63 leading into Hull City Centre to the east and the national motorway network to the west.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading to the first floor.



CLOAKS/W.C.

With modern suite comprising a low flush W.C. and wash hand basin with cupboard under. Part tiling to walls, window to side.

LOUNGE

19'10" x 10'11" approx (6.05m x 3.33m approx)
With fire surround housing an electric fire. Window to front and double doors open through to the dining room.



DINING ROOM

10'5" x 8'8" approx (3.18m x 2.64m approx)
With patio doors leading through to the conservatory.



CONSERVATORY

13'0" x 10'3" approx (3.96m x 3.12m approx)
Overlooking the rear garden.



DINING KITCHEN

19'5" x 9'10" approx (5.92m x 3.00m approx)
Narrowing to 7'10" approx.
Having a range of contemporary base and wall units with contrasting worksurfaces, one and a half bowl sink and drainer with mixer tap, integrated oven, four ring electric hob with filter hood above, integrated dishwasher and fridge/freezer. Tiled splashbacks, windows to rear and side. External access door to side.



KITCHEN AREA



DINING AREA



FIRST FLOOR

LANDING

With airing cupboard and access to roof void.

BEDROOM 1

13'7" x 9'10" approx (4.14m x 3.00m approx)
Window to rear.



BEDROOM 2

10'10" x 10'7" approx (3.30m x 3.23m approx)
Window to front.



BEDROOM 3

8'10" x 8'5" approx (2.69m x 2.57m approx)
Window to rear.



SHOWER ROOM

With modern suite comprising a walk in shower, vanity unit with was hand basin, low flush W.C., tiling to walls and floor, heated towel rail, inset spot lights and window to side.



OUTSIDE

A lawned garden and driveway extend to the front and lead onwards to the single garage. The rear garden is lawned with attractive mature planted borders. There is a patio area to the side



PATIO AREA



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

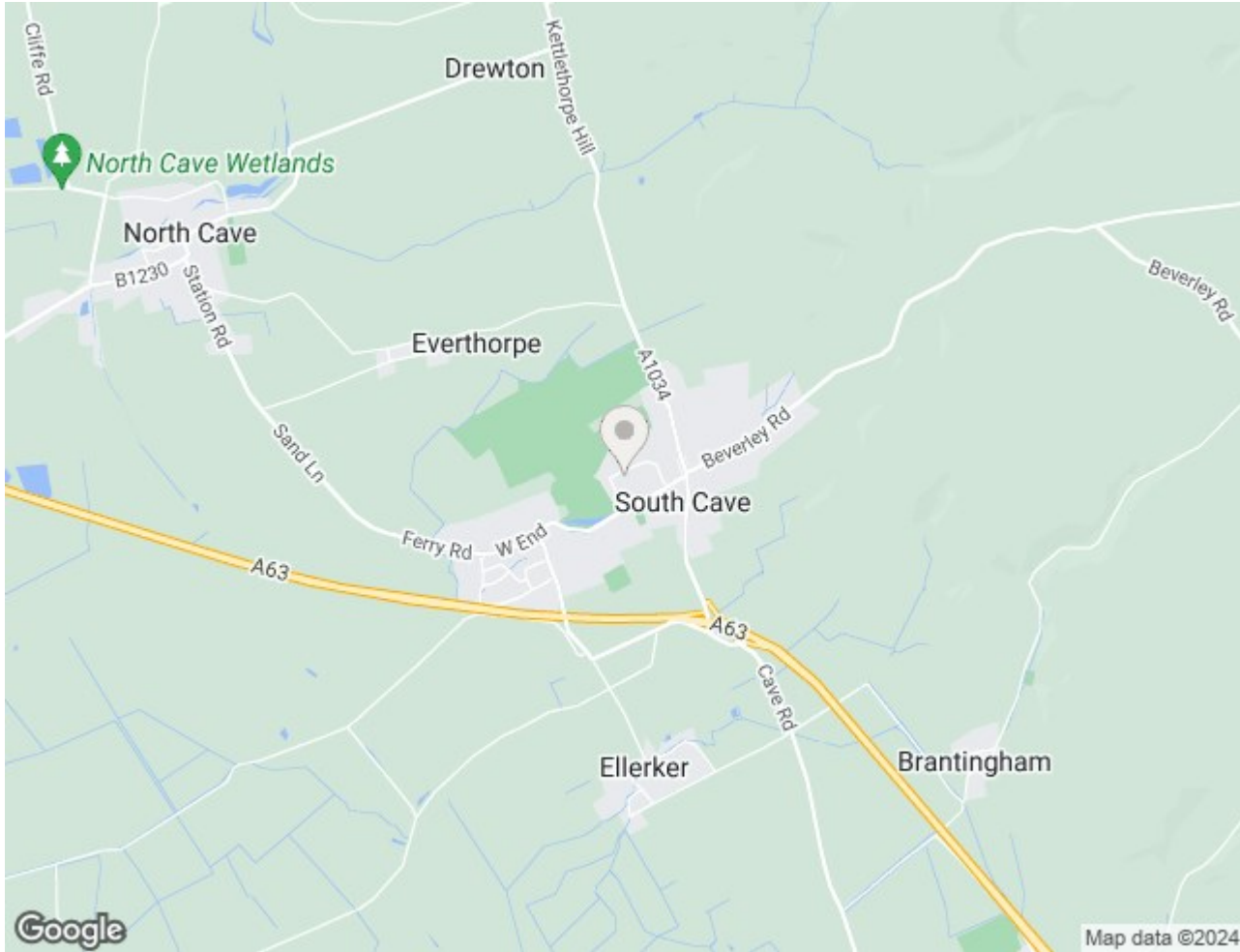
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

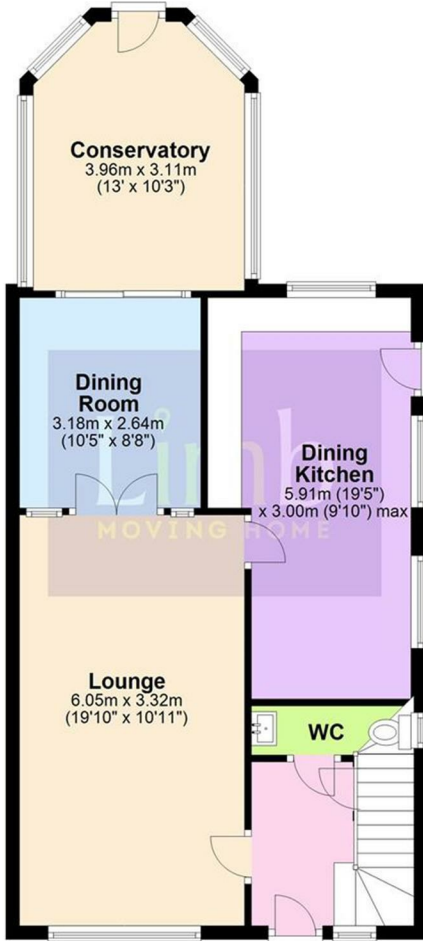
VALUATION SERVICE

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.



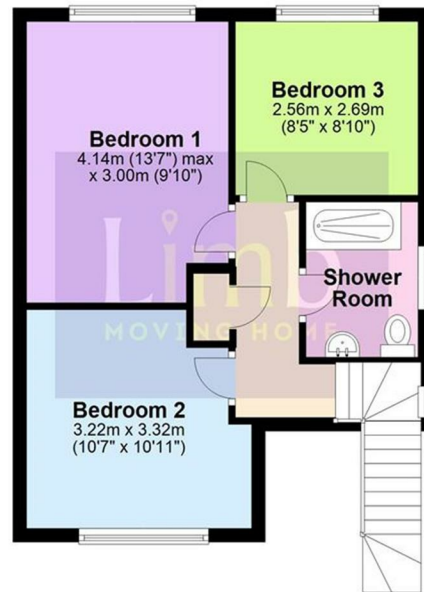
Ground Floor

Approx. 65.2 sq. metres (701.9 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.9 sq. feet)



Total area: approx. 104.3 sq. metres (1122.8 sq. feet)

