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Matthew
Limb
MOVING HOME



25 Barnards Drive, South Cave, East Yorkshire, HU15 2HL

- 📍 Semi-Detached Bungalow
- 📍 'Move In' Condition
- 📍 Immaculately Presented
- 📍 Council Tax Band = B

- 📍 Two Bedrooms
- 📍 Lovely Rear Garden
- 📍 No Onward Chain!
- 📍 Freehold / EPC = D

£219,950

INTRODUCTION

This semi-detached bungalow is presented in 'move in' condition and offered for sale with no onward chain. The immaculately presented accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway with loft access hatch to the carpeted loft with dormer window. There is a spacious lounge, contemporary kitchen, two bedrooms, one of which has built in wardrobes plus there is a wet room style shower room. The property has the benefit of gas central heating and uPVC double glazing.

A particular feature is the lovely rear garden which enjoys a south westerly aspect and has been set out for ease of maintenance with artificial lawn, patio and decking. There is a summerhouse plus garage which has been converted for use as a hobby room with double doors to the side. To the front of the property is a garden plus side drive which provides excellent off street parking.

LOCATION

The property is situated within a cul-de-sac section of Barnards Drive which runs off Water Lane in South Cave. 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 HALLWAY

With storage cupboard and loft access hatch and ladder to carpeted loft with dormer window to the rear.

LOUNGE

16'7" x 10'10" approx (5.05m x 3.30m approx)

With window to front elevation.



KITCHEN

14'0" x 9'6" approx (4.27m x 2.90m approx)

Having a range of contemporary base and wall units with laminate worksurfaces, sink and drainer with mixer tap, oven, four ring gas hob with filter hood above. There is plumbing for a washing machine and space for fridge/freezer. Window and external access door to rear.



BEDROOM 1

11'1" x 9'8" approx (3.38m x 2.95m approx)

Windows to side and rear.



BEDROOM 2

9'10" x 9'10" approx (3.00m x 3.00m approx)

With fitted wardrobes and window to front elevation.



SHOWER ROOM

With wet room style shower area, was hand basin and low flush W.C.
Window to side.



LOFT

17'3" x 11'5" approx (5.26m x 3.48m approx)
Carpeted with dormer window to rear and access into eaves storage.



OUTSIDE

There is a garden area to the front of the property and a side drive provides excellent off street parking. An access gate leads to the lovely rear garden which enjoys a south westerly aspect. The garden has been set out for ease of maintenance with artificial lawn, patio and a deck with summerhouse to the rear. The garage has been used as a hobby room and there is power and light plus double doors opening out to the garden.



DECK & SUMMERHOUSE



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 B. 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

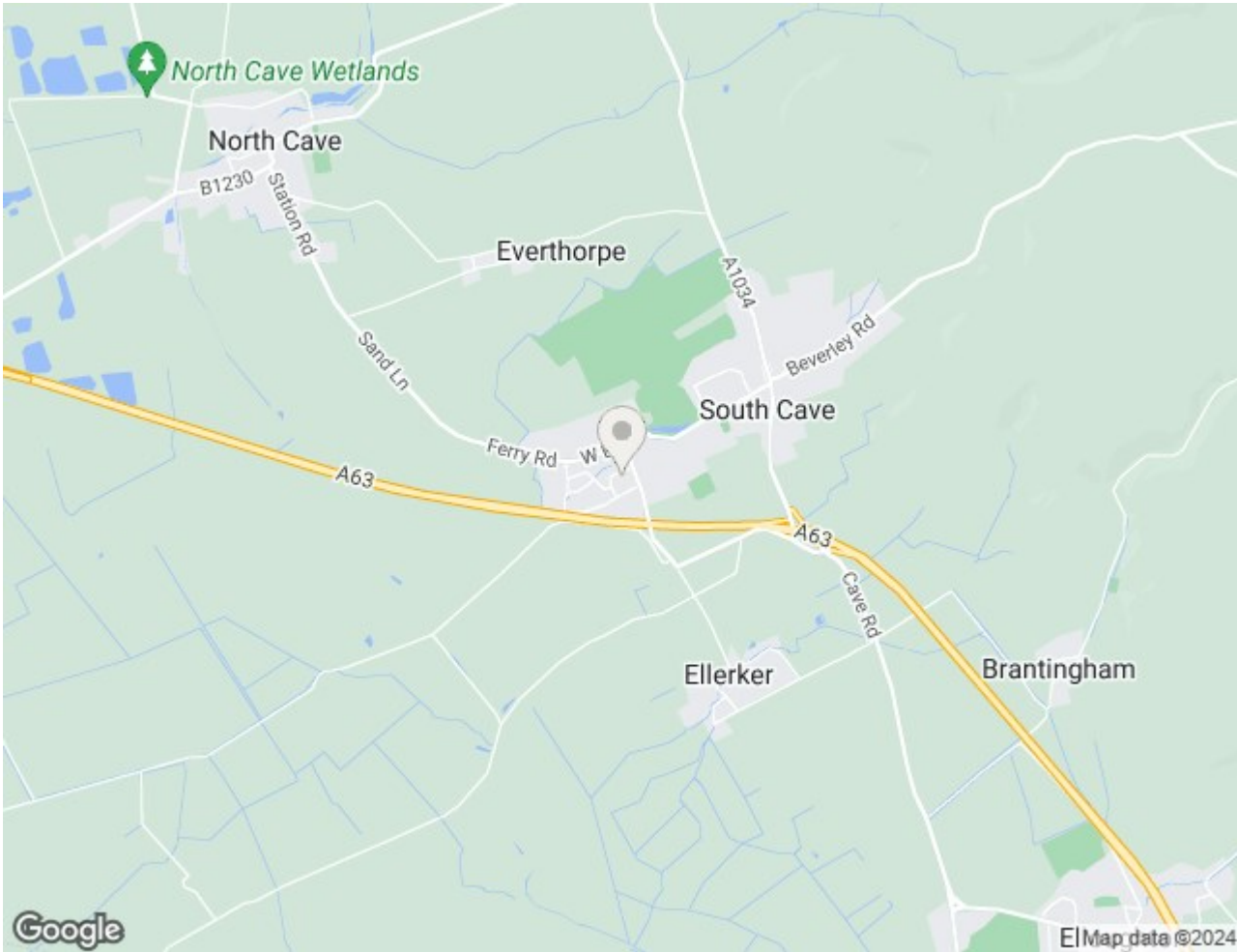
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

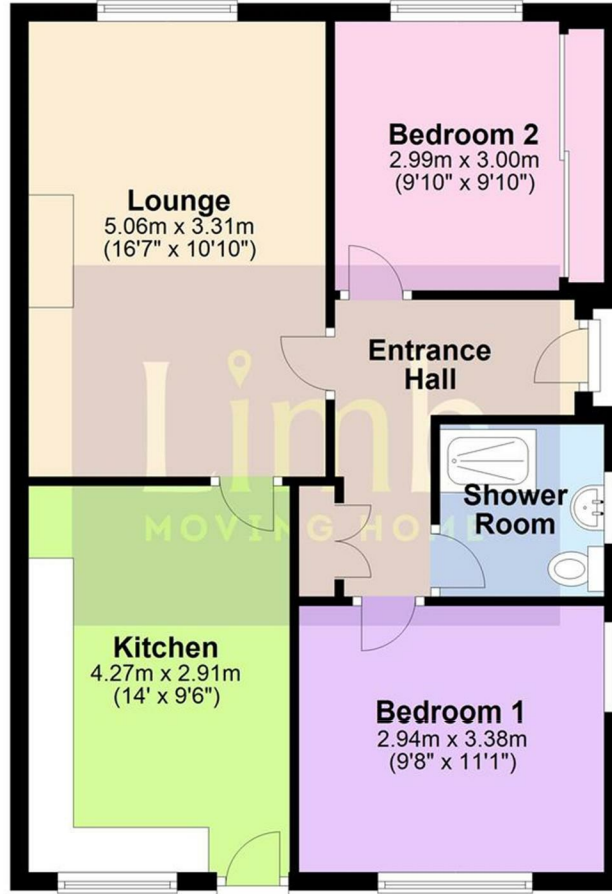
VALUATION SERVICE

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. 59.8 sq. metres (644.2 sq. feet)



Total area: approx. 59.8 sq. metres (644.2 sq. feet)

