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**Limb**  
MOVING HOME



*49 West Hall Garth, South Cave, East Yorkshire, HU15 2HA*

- 📍 Semi-Detached House
- 📍 Lovely Corner Plot
- 📍 Three Bedrooms
- 📍 Council Tax Band = C

- 📍 Modern Dining Kitchen
- 📍 Contemporary Bathroom
- 📍 Driveway & Large Garage
- 📍 Freehold / EPC = D

**£229,950**

## INTRODUCTION

This deceptively spacious semi-detached house enjoys a lovely corner position with gardens extending to three sides. The immaculately presented accommodation is complemented by a larger than average detached garage. The accommodation is depicted on the attached floorplan and briefly comprises a spacious lounge with feature wall mounted fire plus a dining kitchen with modern fittings, integrated appliances and lovely dining area with French doors opening out to the rear garden. Upon the first floor are three bedrooms and a contemporary bathroom.

There is a side drive to the rear providing access to the large garage with up and over door. Lawned gardens extend to the side and rear and there is a lovely patio area enjoying a south westerly aspect.

## 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, 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.

## LOUNGE

16'8" x 13'3" approx (5.08m x 4.04m approx)

Spacious lounge with feature wall-mounted electric fire and bow window to front. Stairs to the first floor with cupboard underneath.



## DINING KITCHEN

16'8" x 10'9" approx (5.08m x 3.28m approx)

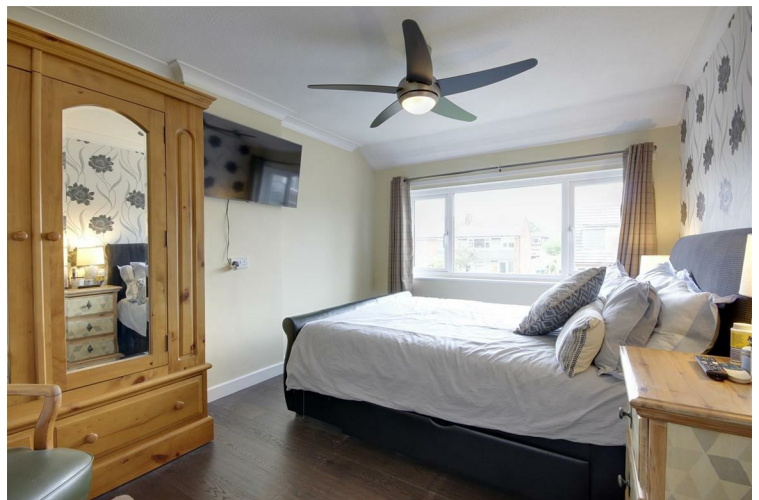
This dining kitchen, opening out onto the rear garden includes contemporary units with contrasting work surfaces. One and a half sink and drainer with shower style mixer taps; double oven with five-ring gas hob and integrated fridge-freezer. The space provides ample room for a dining area, and French doors open out onto the garden.



## BEDROOM 1

13'3" x 9'7" approx (4.04m x 2.92m approx)

Window to the front elevation.



## BEDROOM 2

10'10" x 9'11" approx (3.30m x 3.02m approx)  
Window to the rear and cylinder cupboard.



## BEDROOM 3

6'7" x 6'4" approx (2.01m x 1.93m approx)  
Storage cupboard and window to side.



## BATHROOM

6'3" x 5'4" approx (1.91m x 1.63m approx)  
Bathroom with suite comprising a shaped bath with shower over and screen; and vanity unit with wash hand basin and W.C.



## *GARAGE*

19'4" x 12'4" approx (5.89m x 3.76m approx)

Large garden garage with light and power, gardeners toilet and up-and-over electric garage door.

## *OUTSIDE*

There is a side drive to the the rear providing parking and access to the large garage with electric up and over door. Lawned gardens extend to the side and rear and there is a lovely patio area enjoying a south westerly aspect. Well tended and established plants and flowers, rounded off by hedging and fencing to the boundary.



## *FRONT GARDEN*

Welcoming front garden with grey slate and ornamental paved circles, and high shrubbery ensuring a degree privacy from the road.

## *TENURE*

Freehold

## *COUNCIL TAX BAND*

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

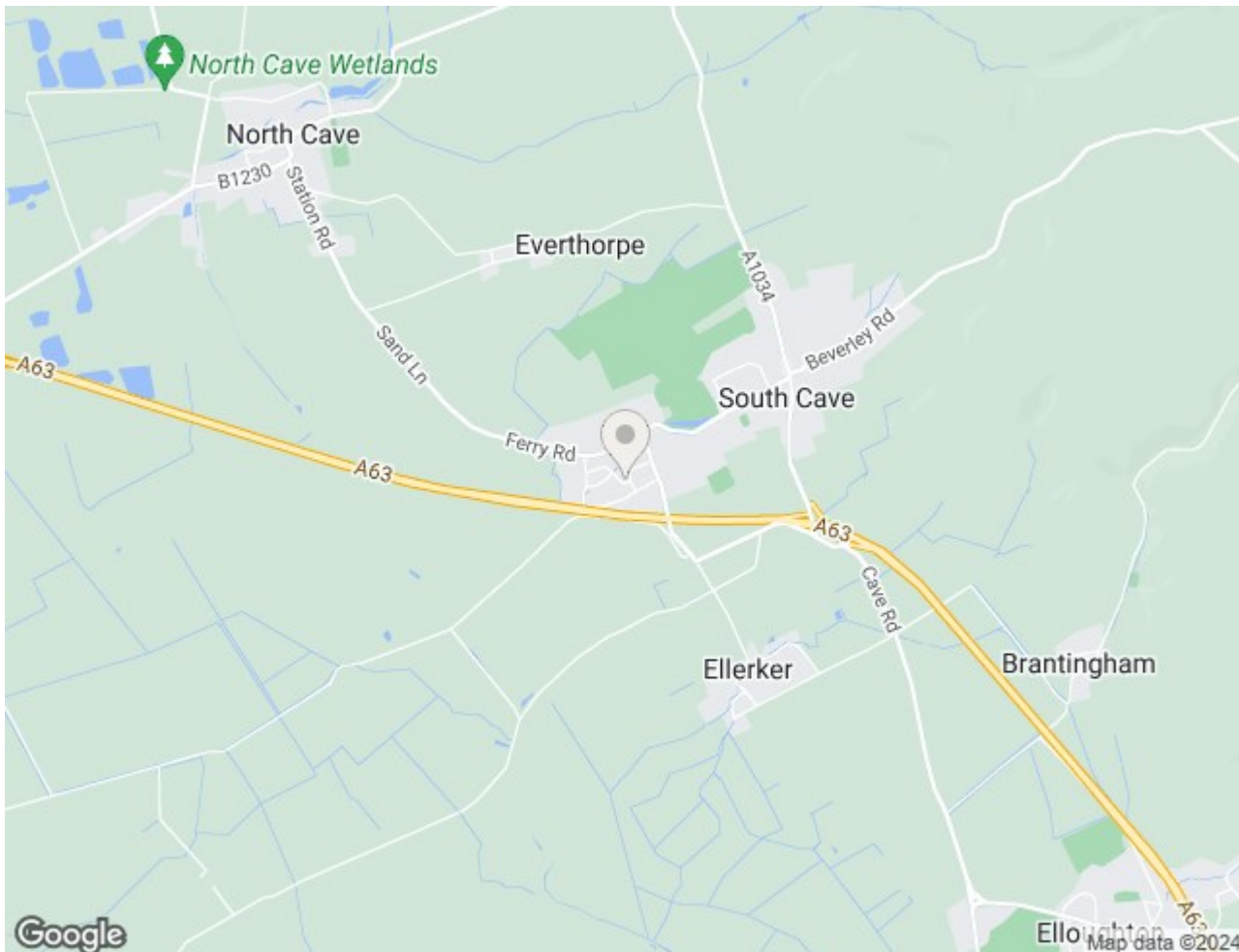
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

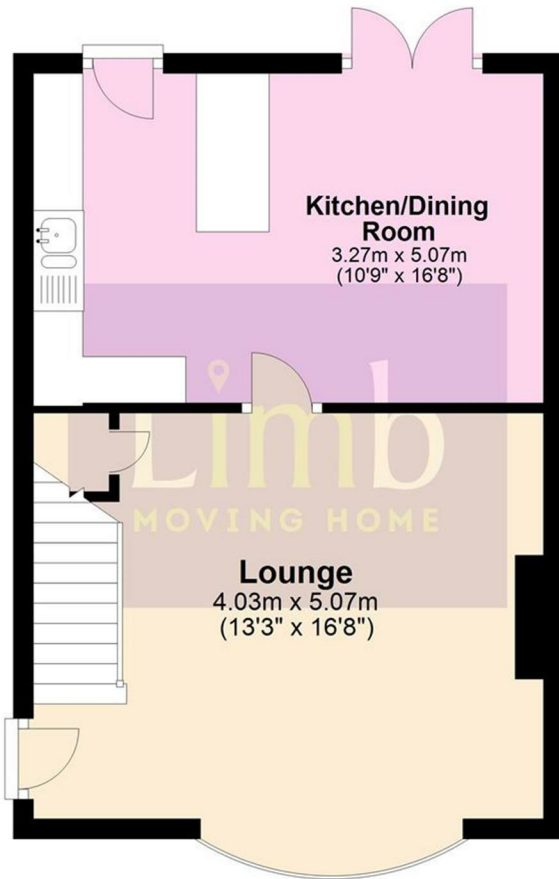
## VALUATION SERVICE

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. 37.9 sq. metres (407.4 sq. feet)



## First Floor

Approx. 37.5 sq. metres (403.6 sq. feet)



Total area: approx. 75.3 sq. metres (811.1 sq. feet)

