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Matthew
Limb
MOVING HOME



20 Rawdale Close, South Cave, East Yorkshire, HU15 2BT

- 📍 Semi-Detached House
- 📍 Deceptively Spacious
- 📍 Large Corner Plot
- 📍 Council Tax Band = C

- 📍 Four Beds/Two Baths
- 📍 Four Receptions
- 📍 Driveway & Garage
- 📍 Freehold / EPC = C

£330,000

INTRODUCTION

This deceptively spacious semi-detached house offers an extensive array of accommodation situated within a large corner plot with stunning views of Mount Airy. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, lounge, sitting room, dining room, large conservatory, contemporary kitchen with integrated appliances plus a ground floor shower room. Upon the first floor are four bedrooms, all having air con units, two with fitted wardrobes and there is a family bathroom.

The property occupies a fantastic corner plot with a block paved driveway to the front and side leading up to the detached double garage. There are double gates plus a pedestrian gate leading through to the patio and large lawned garden beyond with attractive blossom trees and raised decked area.

LOCATION

Rawdale Close is a residential cul-de-sac situated off Market Place close to the centre of this popular West Hull 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 HALLWAY

With staircase leading to the first floor.

LOUNGE

16'10" x 11'4" approx (5.13m x 3.45m approx)
With bow window to front elevation.



DINING ROOM

12'9" x 8'11" approx (3.89m x 2.72m approx)
Bow window to front elevation.



SITTING ROOM

13'11" x 10'4" approx (4.24m x 3.15m approx)
With understairs storage cupboard. French doors open out to the conservatory.



CONSERVATORY

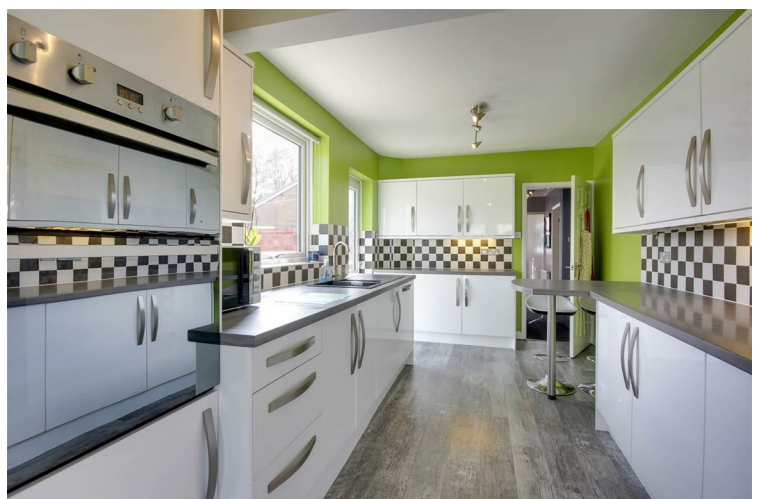
Large space with two defined areas measuring approx 10'5" x 9'5" and 8'9" x 8'9". Accessed from either the kitchen or sitting room and enjoying views across the garden. Radiators and lighting, French doors open out to the rear.



KITCHEN

16'9" x 8'10" approx (5.11m x 2.69m approx)

Having a range of contemporary base and wall units with contrasting worksurfaces, one and a half bowl sink and drainer with mixer tap, tiled splashbacks plus a host of integrated appliances including a double oven, five ring gas hob with filter above, dishwasher, fridge and freezer. There is plumbing for a washing machine, window and external access door to side. French doors lead out to the conservatory.



SHOWER ROOM

With corner shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiled walls and floor. Window to side.



FIRST FLOOR

LANDING

With large storage cupboard.

BEDROOM 1

10'2" x 9'9" approx (3.10m x 2.97m approx)
With air con unit, window to front.



VIEW



BEDROOM 2

9'10" x 9'8" approx (3.00m x 2.95m approx)
With air con unit, fitted furniture including wardrobes, drawers and overhead storage. Window to rear offering views across Mount Airy.



BEDROOM 3

9'4" x 8'10" approx (2.84m x 2.69m approx)
With air con unit, fitted wardrobe and drawers. Window to side and Velux style window to front.



BEDROOM 4

9'10" x 7'4" approx (3.00m x 2.24m approx)
With air con unit, window to rear with views across Mount Airy.



BATHROOM

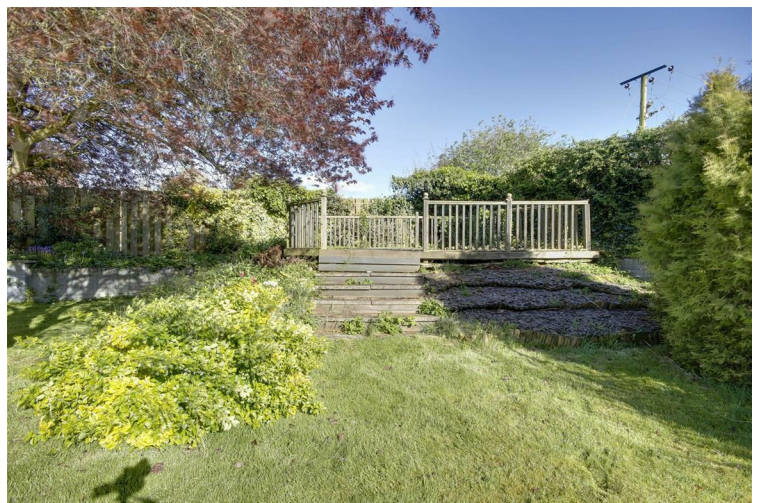
With suite comprising a shaped bath with shower over and screen, wash hand basin and low flush W.C. Tiled walls and floor, fitted storage cupboard. Window to side.



OUTSIDE

The property occupies a fantastic corner plot with a block paved driveway to the front and side leading up to the detached double garage. There are double gates plus a pedestrian gate leading through to the patio and large lawned garden beyond with attractive blossom trees and raised decked area.





SIDE 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 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.



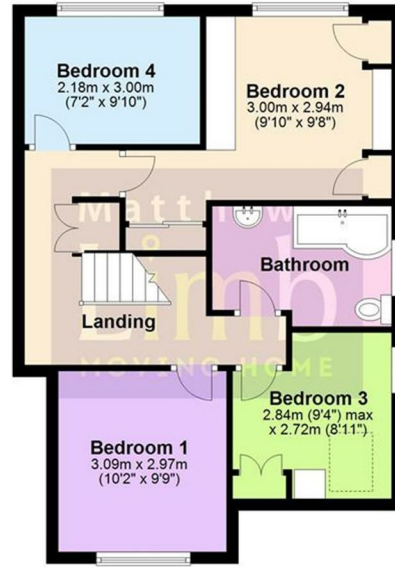
Ground Floor

Approx. 88.7 sq. metres (955.3 sq. feet)



First Floor

Approx. 51.9 sq. metres (559.2 sq. feet)



Total area: approx. 140.7 sq. metres (1514.4 sq. feet)

