

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



3 Castle Drive, South Cave, East Yorkshire, HU15 2ES

- 📍 Detached House
- 📍 Fantastic Location
- 📍 Tremendous Potential
- 📍 Council Tax Band = E
- 📍 Generous Accommodation
- 📍 Requires Modernisation
- 📍 No Onward Chain
- 📍 Freehold / EPC =

£345,000

INTRODUCTION

Nestled in the charming village of South Cave, this detached house offers a wonderful opportunity for those seeking a new home. Boasting three reception rooms and up to four bedrooms, there is ample space for both relaxation and entertainment. With two bathrooms, the morning rush will be a thing of the past.

One of the standout features of this property is its prime location, backing onto the picturesque golf course. Imagine waking up to the serene views and enjoying a round of golf at your doorstep.

The driveway and garage provide ample parking offering much convenience and the brick outbuilding in the garden offers endless possibilities - whether it's a serene home office or a cosy 'man cave', this space is ready to be transformed.

While the property requires modernisation, this presents a chance for the new owners to put their stamp on it and create a bespoke living space tailored to their tastes. With a bit of vision and creativity, this house has the potential to be transformed into a stunning modern home.

Don't miss out on this exciting opportunity to own a property in such a sought-after location. Contact us today to arrange a viewing and start envisioning the endless possibilities that this house has to offer.

LOCATION

The property occupies a lovely position along Castle Drive backing onto the Cave Castle and the adjoining golf course. Castle Drive runs off Church Street 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 PORCH

Open through to:

ENTRANCE RECEPTION

With windows to the rear garden.



HALLWAY

With cylinder/airing cupboard and staircase leading to the first floor.

LOUNGE

18'11" x 14'0" approx (5.77m x 4.27m approx)

With windows to two elevations and doors opening through to the conservatory.



CONSERVATORY

13'0" x 10'8" approx (3.96m x 3.25m approx)

With doors opening out to the rear garden.



KITCHEN

14'7" x 7'11" approx (4.45m x 2.41m approx)
Fitted with base and wall units, one and a half sink and drainer unit with mixer tap, tiled splashbacks, oven and hob with filter hood above. Window and external access door to side.



BEDROOM 1

13'4" x 13'1" approx (4.06m x 3.99m approx)
With fitted wardrobes and windows to front and side.



BEDROOM 2

12'6" x 13'0" approx (3.81m x 3.96m approx)
Window to front.



SHOWER ROOM / UTILITY

With wet room style shower, wash hand basin and low flush W.C.
Plumbing for a washing machine, window to side.



FIRST FLOOR

LANDING

With window to side and storage cupboard.

BEDROOM 3

12'5" x 10'0" approx (3.78m x 3.05m approx)
Window to front. Storage cupboard.



BEDROOM 4

11'11" x 6'8" approx (3.63m x 2.03m approx)
Window to rear.



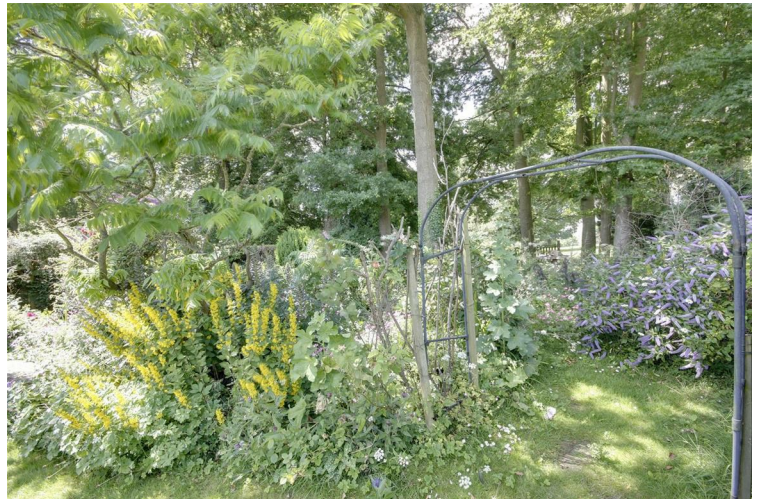
BATHROOM

With suite comprising a bath with shower attachment, wash hand basin and low flush W.C. Tiled walls and window to side.



OUTSIDE

To the front of the property is a driveway providing parking for multiple vehicles and leading up to the single integral garage. A path leads to the side and gives access to the rear garden which is mainly lawned with many areas of interest including a delightful wilderness garden to the rear. There is a patio area, wildlife pond and patio area. The brick outbuilding is ideal as a workshop or conversion to a home office, 'man cave' or gym.



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

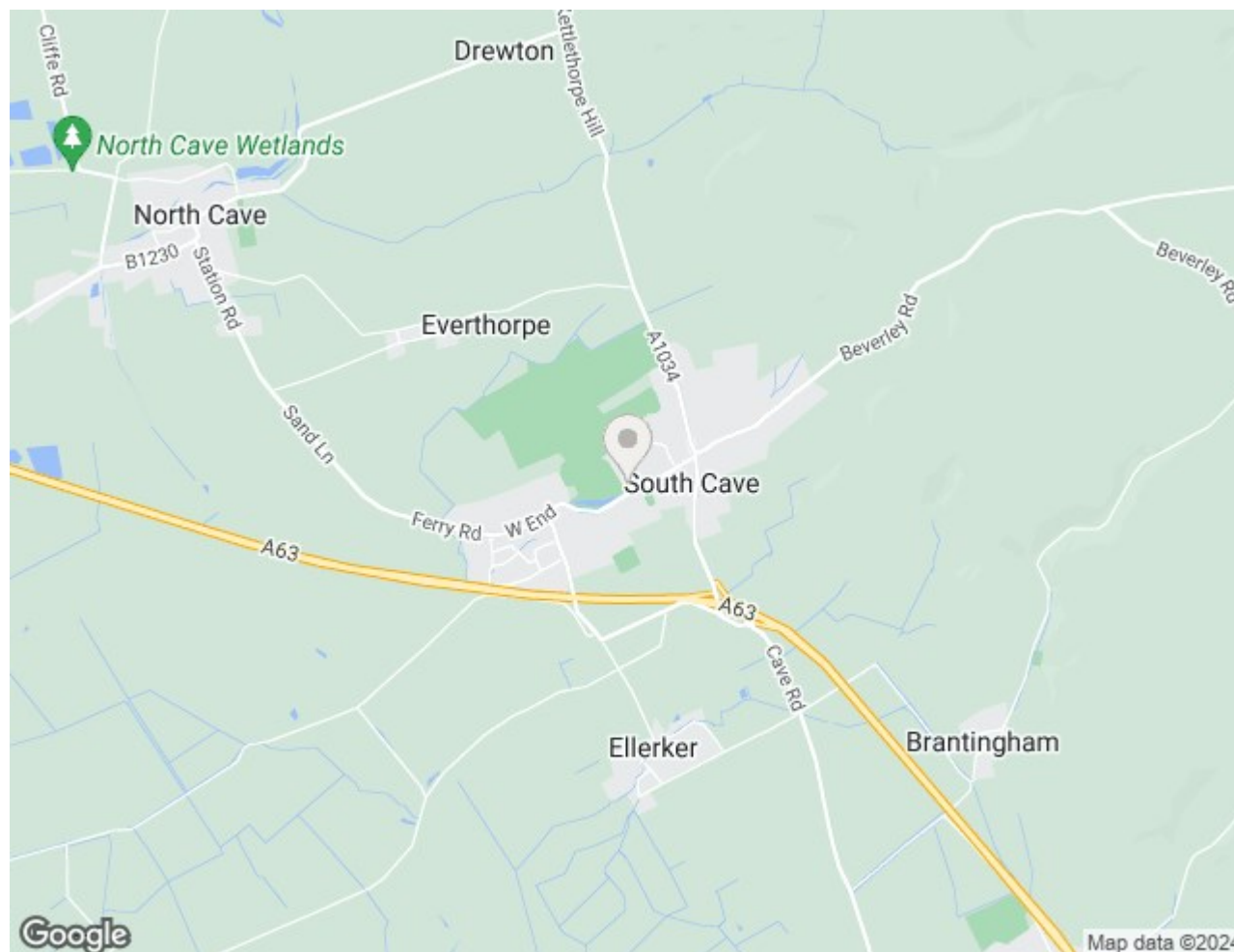
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

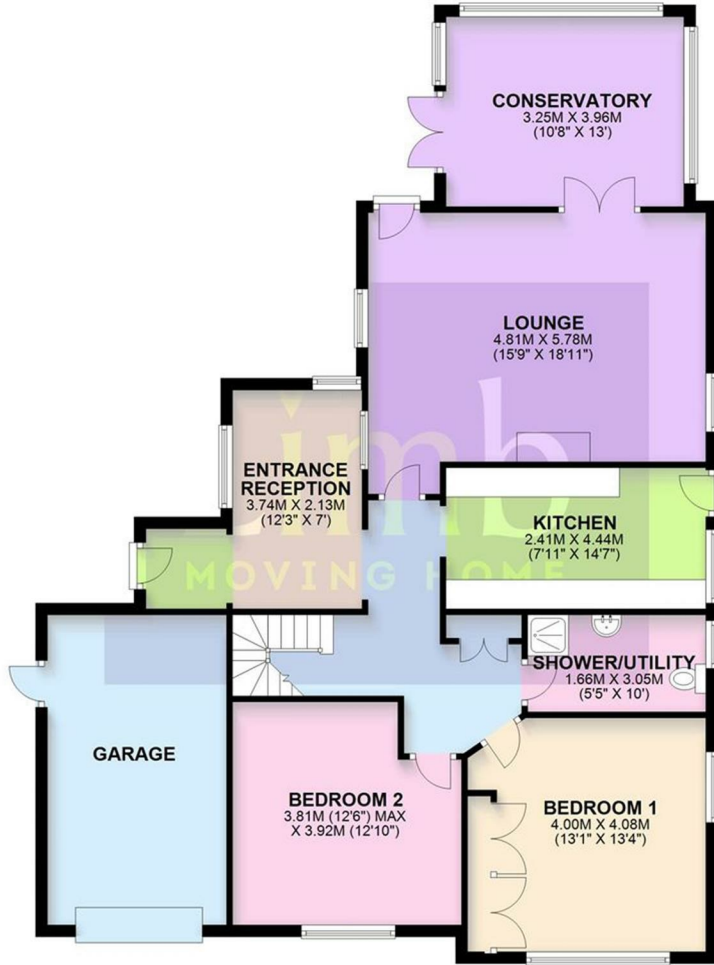
VALUATION SERVICE

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. 108.3 SQ. METRES (1165.7 SQ. FEET)




FIRST FLOOR

APPROX. 31.4 SQ. METRES (337.8 SQ. FEET)



TOTAL AREA: APPROX. 139.7 SQ. METRES (1503.5 SQ. FEET)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	