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Limb
MOVING HOME



86 Geldart Avenue, Beverley Road, South Cave, East Yorkshire, HU15 2YP

- 📍 Mid Terraced Home
- 📍 Immaculate Accommodation
- 📍 Two Double Bedrooms
- 📍 Council Tax Band = C
- 📍 Modern Dining Kitchen
- 📍 Lovely Rear Garden
- 📍 Designated Parking For Two Cars
- 📍 Freehold/ EPC= B

£200,000

INTRODUCTION

Forming part of the Barleycorn Way development built by Bellway homes is this immaculately presented mid terraced home.

The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, cloaks/W.C., lounge, dining kitchen with appliances, two double bedrooms and a bathroom with shower facility. The property has the benefit of uPVC double glazing and gas central heating.

There is a garden area to the front with artificial lawn and designated parking for two cars. The lovely rear garden is set out for ease of maintenance with artificial lawn, decked area with shed and patio area (hot tub is not included in the sale). There is a path to the rear leading to a pedestrian access gate to the side which opens to an access road leading to the Wolds and beyond.



LOCATION

Geldart Avenue forms part of the Barleycorn Way development situated off Little Wold Lane in South Cave. This highly desirable location is ideal for a family or commuter alike. There are excellent road and rail links together with a real community feel, evidenced in the numerous clubs and activities throughout the year.

The village of South Cave dates back to the 11th century and is listed in the doomsday book. An interesting piece of local history is that George Washington's great grandfather once lived at the magnificent Cave Castle.

The picturesque village of South Cave is situated at the foot of the Yorkshire Wolds, approximately 14 miles to the west of Hull and just 10 miles from the historic market town of Beverley.

This is a great location for the commuter, family or country lover alike. Instant access to the A63/M62 motorway network makes many regional and national business centres such as Leeds, Sheffield and Manchester easily accessible. The nearby village of Brough has a mainline railway station with regular services to Hull, Leeds, Manchester, Doncaster, York and London Kings Cross (approx 2 hours). Overseas travel is also made easy with Humberside Airport just 20 miles away, Doncaster Sheffield airport 38 miles away and Leeds Bradford airport is just 59 miles away. Thus, the village provides excellent links both locally and nationally.

Beverley - 10 miles

Hull - 14 miles

Humberside Airport - 20 miles

York - 28 miles

Doncaster - 37 miles

Leeds - 50 miles

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading to the first floor.



CLOAKS/W.C.

With low flush W.C. and wash hand basin. Window to front.

LOUNGE

13'9" x 11'8" approx (4.19m x 3.56m approx)

Window to front. Understairs cupboard with electric socket.



DINING KITCHEN

14'9" x 9'11" approx (4.50m x 3.02m approx)

Having a range of fitted base and wall units with complementing worksurfaces, sink and drainer with mixer tap, oven, four ring gas hob, integrated dishwasher, plumbing for a washing machine and space for fridge/freezer. Window to rear.



DINING AREA

French doors lead out to the rear garden.



FIRST FLOOR

LANDING

With storage cupboard.

BEDROOM 1

14'10" x 11'11" approx (4.52m x 3.63m approx)

Narrowing to 8'3" approx.

Windows to rear elevation.



BEDROOM 2

11'9" x 8'0" approx (3.58m x 2.44m approx)
Window to front.



BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Tiled surround and window to front.



OUTSIDE

There is a garden area to the front with artificial lawn and designated parking for two cars. The lovely rear garden is set out for ease of maintenance with artificial lawn, decked area with shed and patio area (hot tub is not included in the sale). There is a path to the rear leading to a pedestrian access gate to the side which opens to an access road leading to the Wolds and beyond.



REAR VIEW



TENURE

Freehold

SHARED OWNERSHIP

Shared ownership is also available.
Please ask the agent for more details.

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

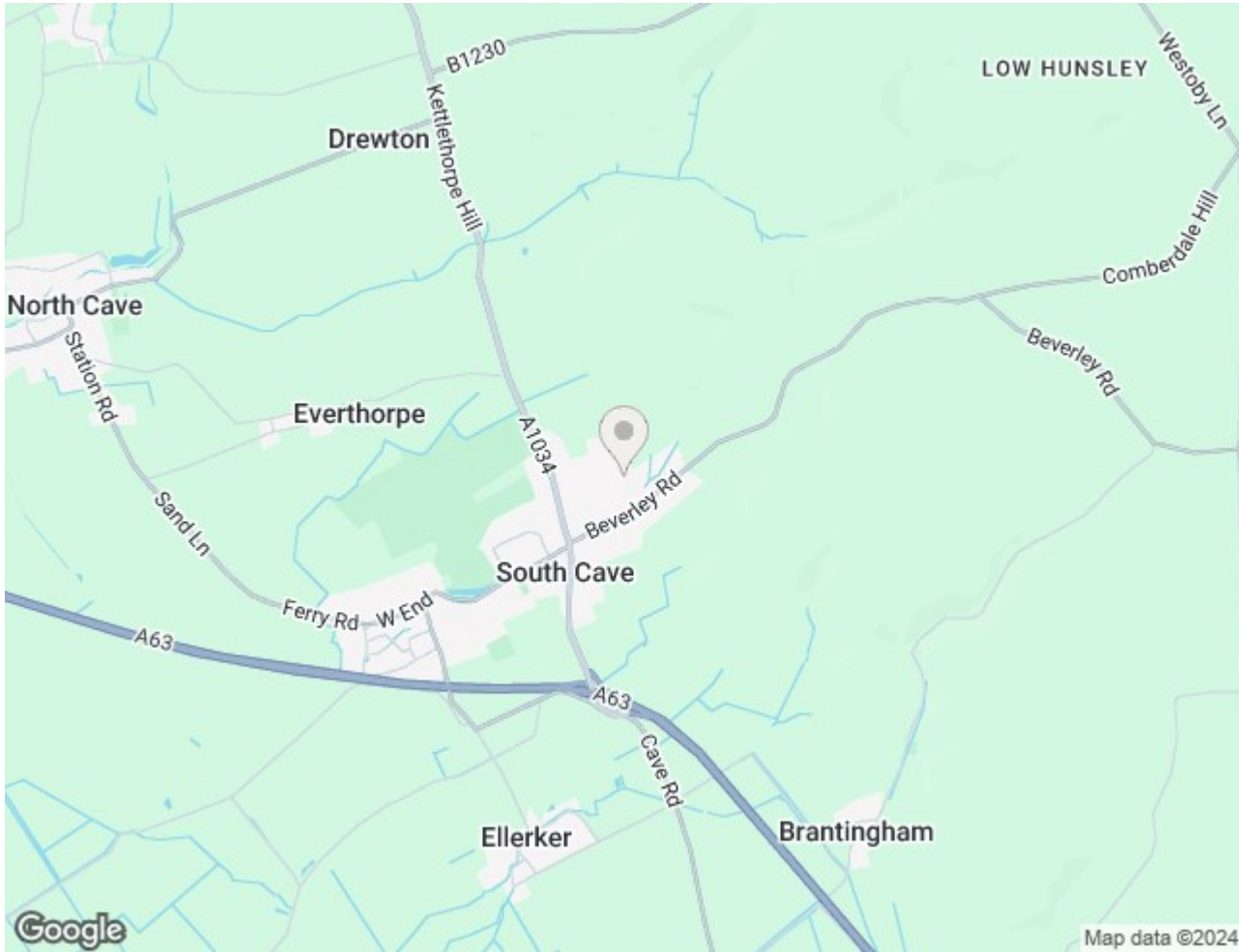
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

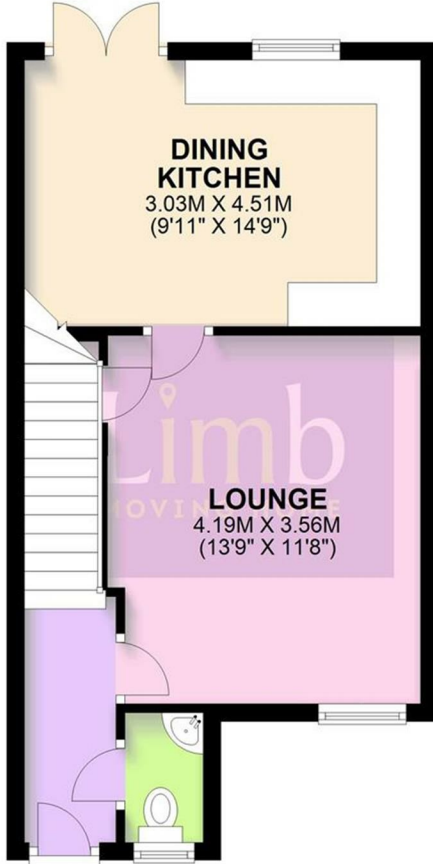
VALUATION SERVICE

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. 36.2 SQ. METRES (389.5 SQ. FEET)



FIRST FLOOR

APPROX. 33.2 SQ. METRES (357.5 SQ. FEET)



TOTAL AREA: APPROX. 69.4 SQ. METRES (747.0 SQ. FEET)
86 GELDART AVENUE, SOUTH CAVE

