

Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



21 Bridge Road, South Cave, East Yorkshire, HU15 2JE

📍 Impressive Detached House

📍 Four Beds/Two Baths

📍 Four Reception Areas

📍 Council Tax Band = E

📍 Attractive Gardens

📍 Excellent parking

📍 Viewing Highly Recommended!

📍 Freehold / EPC = D

£325,000

INTRODUCTION

Ideal for a family is this impressive detached house which stands in a desirable cul-de-sac within the delightful village of South Cave. The property offers a generous range of accommodation including a central hallway, lounge, study, play room/separate sitting room and a quality fitted kitchen linking through in an open plan style through to a living/dining area which overlooks the rear garden. There is also a utilities area and downstairs cloaks/W.C. At first floor are four bedrooms, the main bedroom with an en-suite shower room, plus there is a house bathroom.

A mature beech hedge bounds the front of the property and a driveway provides off street parking. There is also an EV charging point. The attractive rear garden are mainly lawned with patio and graveled areas.

LOCATION

Bridge Road is a residential cul-de-sac which leads directly off Ferry Road in the area of South Cave known as West End. South Cave is a desirable village located to the west of Hull and provides a good range of shops including convenience store, post office, chemist, doctor's surgery and further amenities including a well regarded village primary school. Secondary schooling can be found at South Hunsley in the village of Melton. The property is conveniently placed for access to the A63 and the M62 westbound. A mainline railway station is located at nearby Brough.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading up to the first floor.



LOUNGE

14'7" x 11'0" approx (4.45m x 3.35m approx)

With picture window to the front elevation and feature fire surround with tiled hearth housing a living flame gas fire. Understairs storage cupboard to corner.



STUDY

9'3" x 9'1" approx (2.82m x 2.77m approx)

Window to front



PLAY ROOM / SITTING ROOM

13'4" x 9'1" approx (4.06m x 2.77m approx)
With French doors leading out to the rear garden.



KITCHEN

12'0" x 9'0" approx (3.66m x 2.74m approx)
The kitchen is open plan in style through to the living area and features a range of base and wall units with granite worksurfaces and perimeter peninsula return with breakfast bar area. There is a range cooker with extractor hood above, undercounter sink, integrated microwave, fridge/freezer. The dishwasher is also included within the asking price.



LIVING / DINING AREA

13'9" x 11'4" approx (4.19m x 3.45m approx)

Situated to the rear of the house with views across the garden and external door leading out. Recessed downlighters to ceiling.



UTILITIES AREA

The washing machine and tumble dryer are included in the asking price.

CLOAKS/W.C.

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

FIRST FLOOR

LANDING

BEDROOM 1

16'3" x 9'1" approx (4.95m x 2.77m approx)

With feature panelling to one wall. Fitted wardrobes and window to front.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiled walls, window to rear.



BEDROOM 2

11'6" x 10'0" approx (3.51m x 3.05m approx)
Window to front.



BEDROOM 3

10'0" x 9'1" approx (3.05m x 2.77m approx)
Window to rear.



BEDROOM 4

11'6" x 6'3" approx (3.51m x 1.91m approx)
Window to front. Fitted wardrobe.



BATHROOM

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



OUTSIDE

Outside, a mature beech hedge bounds the front of the property where there is a lawned garden and a driveway which also leads to the side to provide ample off street parking. There is also an EV charging point. The rear garden is mainly lawned with patio and gravelled area with fencing to the boundary.



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

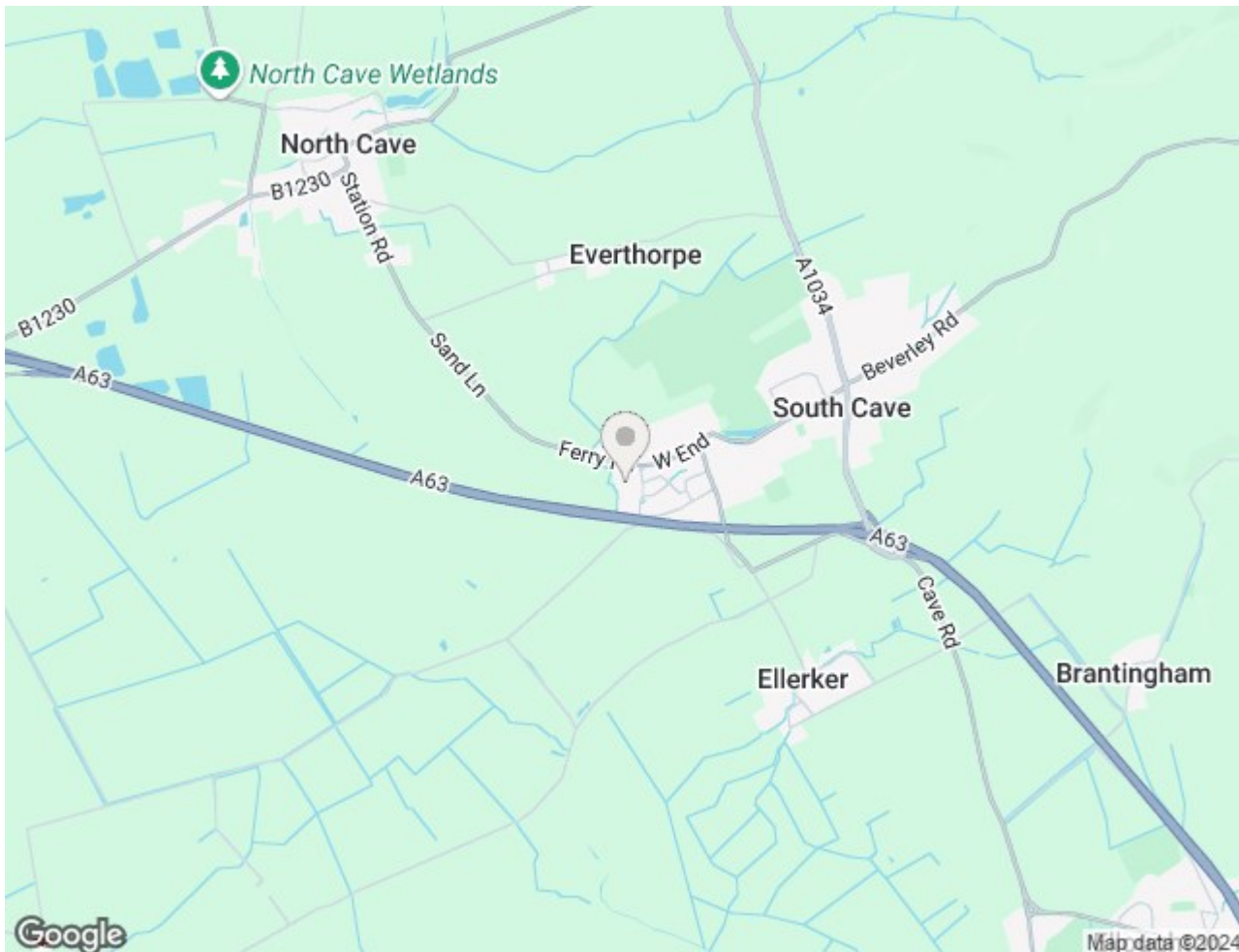
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

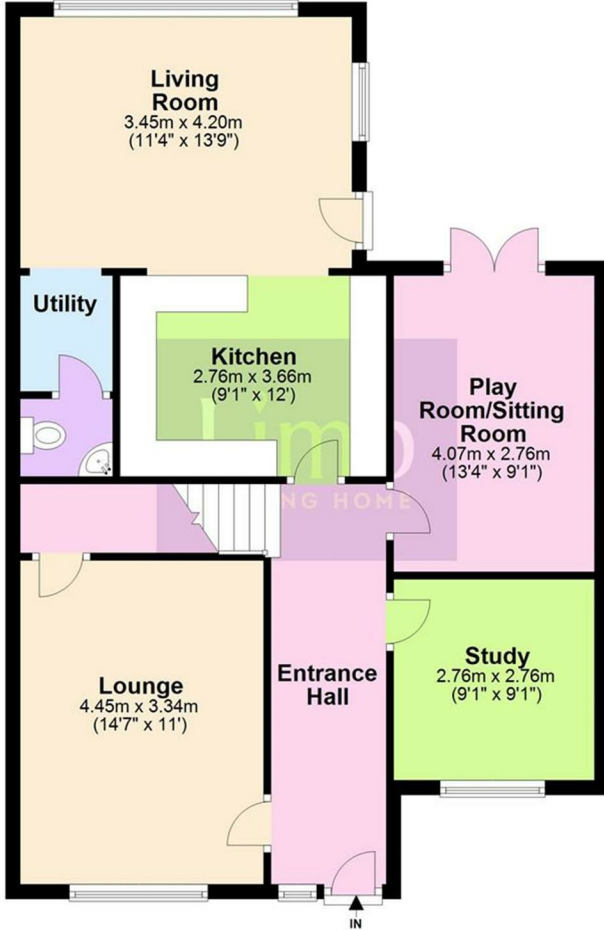
VALUATION SERVICE

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.



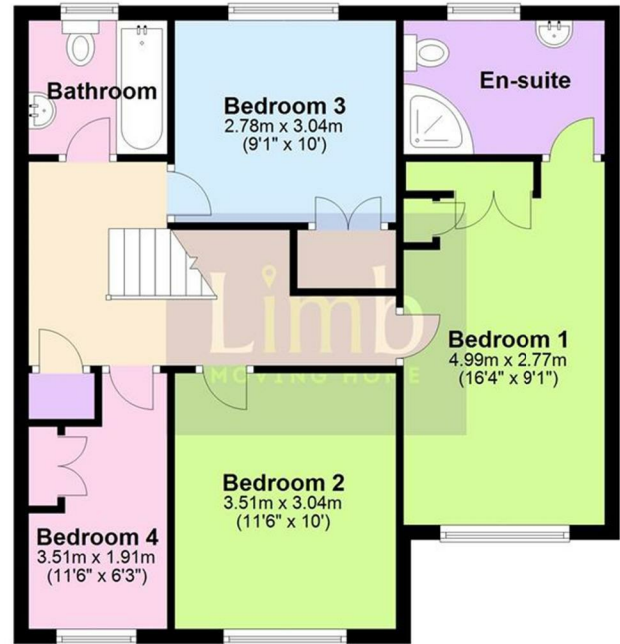
Ground Floor

Approx. 78.0 sq. metres (839.4 sq. feet)




First Floor

Approx. 62.1 sq. metres (668.0 sq. feet)



Total area: approx. 140.0 sq. metres (1507.4 sq. feet)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	