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**Limb**  
MOVING HOME



*10 Trinity Fold, South Cave, East Yorkshire, HU15 2BJ*

📍 Semi Detached Townhouse

📍 Recently Extended

📍 Great Corner Plot

📍 Council Tax Band D

📍 Four Beds/Two Baths

📍 Landscaped Garden

📍 Excellent Parking & Garage

📍 Freehold / EPC = C

*Offers Around £329,950*



## INTRODUCTION

This fabulous semi detached townhouse stands in a great corner plot which provides excellent parking and a detached garage. Built by award winning local builders Peter Ward Homes in 2007, the property has recently been extended to the rear with the addition of a delightful day room with bi-fold doors which lead to the attractive landscaped rear garden which provides outdoor space to be enjoyed. Immaculately presented throughout, in addition to the rear extension, the versatile accommodation has been upgraded by the current owners to include refitted ensuite, LVT feature flooring throughout the ground floor and stylish fittings.

The tastefully appointed accommodation has gas central heating, uPVC double glazing, security alarm and briefly comprises an entrance hall with cloaks/WC, lounge, dining kitchen with day room and utility. With a combination of four bedrooms over two further floors, the stunning principal bedroom has far reaching views of Mount Airy and an ensuite shower room. Bedroom 4 is fitted as a study and there is a family bathroom with shower facility. In all, an impressive home of which early viewing is strongly recommended.

## LOCATION

Centrally placed in the heart of this desirable village, Trinity Fold is located off Beverley Road and close to many of the village's amenities. 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 and Leeds 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, post office, pharmacy, library, doctors, dentists, a number of public houses and restaurants together with Cave Castle golf club and health spa. 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 stairs to first floor level, feature radiator, LVT flooring and coving.

## CLOAKS/WC

With contemporary wash hand basin and low level WC, extractor fan and LVT flooring.

## LOUNGE

16'2 x 12'2 approx (4.93m x 3.71m approx)

With feature marble fireplace with 'living flame' gas fire, TV point, LVT flooring, coving and window to front elevation.



## OPEN-PLAN LIVING KITCHEN

Recently extended to the rear to create an additional living area, this stylish living kitchen incorporates a fitted kitchen with built-in appliances, useful dining area and adjoining day room with bi-fold doors leading to the rear garden.



## DINING KITCHEN

19'0 x 9'8 approx (5.79m x 2.95m approx)

With an excellent range of shaker-style fitted floor and wall units incorporating electric double oven/grill, five-ring gas hob with filter hood over, integrated dishwasher and one and a half bowl sink unit with feature tap, work surfaces with tiled splashbacks, concealed lighting, window overlooking the rear garden, LVT flooring and archway leads through to the utility.



## DINING AREA

With space for dining table and chairs, LVT flooring. Through to Day Area





## DAY AREA

10'3 x 8'7 (3.12m x 2.62m)

Completed in 2024, this superb addition to the rear of the property offers a light and airy space to relax enjoying views of the rear garden. With TV point, LVT flooring, feature lantern skylight with concealed lighting, window to the rear and bi-fold doors leading directly onto the garden,



## UTILITY

6'3 x 5'1 approx (1.91m x 1.55m approx)

With shaker-style fitted units, work surface and tiled splashbacks, plumbing for automatic washing machine, space for fridge, extractor fan, LVT flooring and external access door to side elevation.

## FIRST FLOOR

### SPACIOUS LANDING

With further staircase leading up to the second floor level, window to side elevation, feature radiator, coving and cupboard housing gas-fired boiler.



## BEDROOM 2

12'2 x 11'6 approx (3.71m x 3.51m approx)  
With fitted wardrobes and window to rear elevation.



## BEDROOM 3

10'7 x 9'9 approx (3.23m x 2.97m approx)  
With understairs cupboard and window to front elevation.



## BEDROOM 4/STUDY

8'10 x 6'10 approx (2.69m x 2.08m approx)  
With fitted furniture comprising desk and drawers, window to front elevation.



## BATHROOM

With a suite comprising bath with mixer tap, tiled shower cubicle, wash hand basin and low level WC, heated towel rail, extractor fan, inlaid spotlights half tiling, feature flooring and window to the rear.



## SECOND FLOOR

### LANDING

A spacious landing with sealed unit double glazed window and door to:

### BEDROOM 1

15'0 x 10'5 approx (4.57m x 3.18m approx)

With an extensive range of fitted furniture comprising wardrobes, dressing table display shelving and drawers to bay windows to both front and rear elevations, TV point.





## VIEW FROM BEDROOM 1

An attractive view towards Mount Airy to the front elevation.



## ENSUITE SHOWER ROOM

Recently-refitted with stylish walk-in shower with rainhead shower head, vanity basin and concealed flush WC, half tiling to walls, heated towel rail, extractor fan, inlaid spotlights, window to the rear and tiled floor.



## OUTSIDE

The property occupies a corner style plot and has the benefit of additional parking with a block set forecourt and a detached garage. Enjoying a south-westerly aspect, the delightful rear garden has been attractively landscaped incorporating a lawn, paved patio areas, raised borders, attractive stone wall and fenced boundaries. There are fixed seating areas and a separate area for a barbecue, complete with built-in prep area. There are also electrical points situated in various parts of the garden for the ease of using appliances.





## *GARAGE & PARKING*

To the front of the property, there is a detached single garage with automated up-and-over door and additional block paved parking area with EV charging point. Double gates provide access to the side of the property and the rear garden.



## *PATIO AREA*



## *TENURE*

Freehold

## *COUNCIL TAX BAND*

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

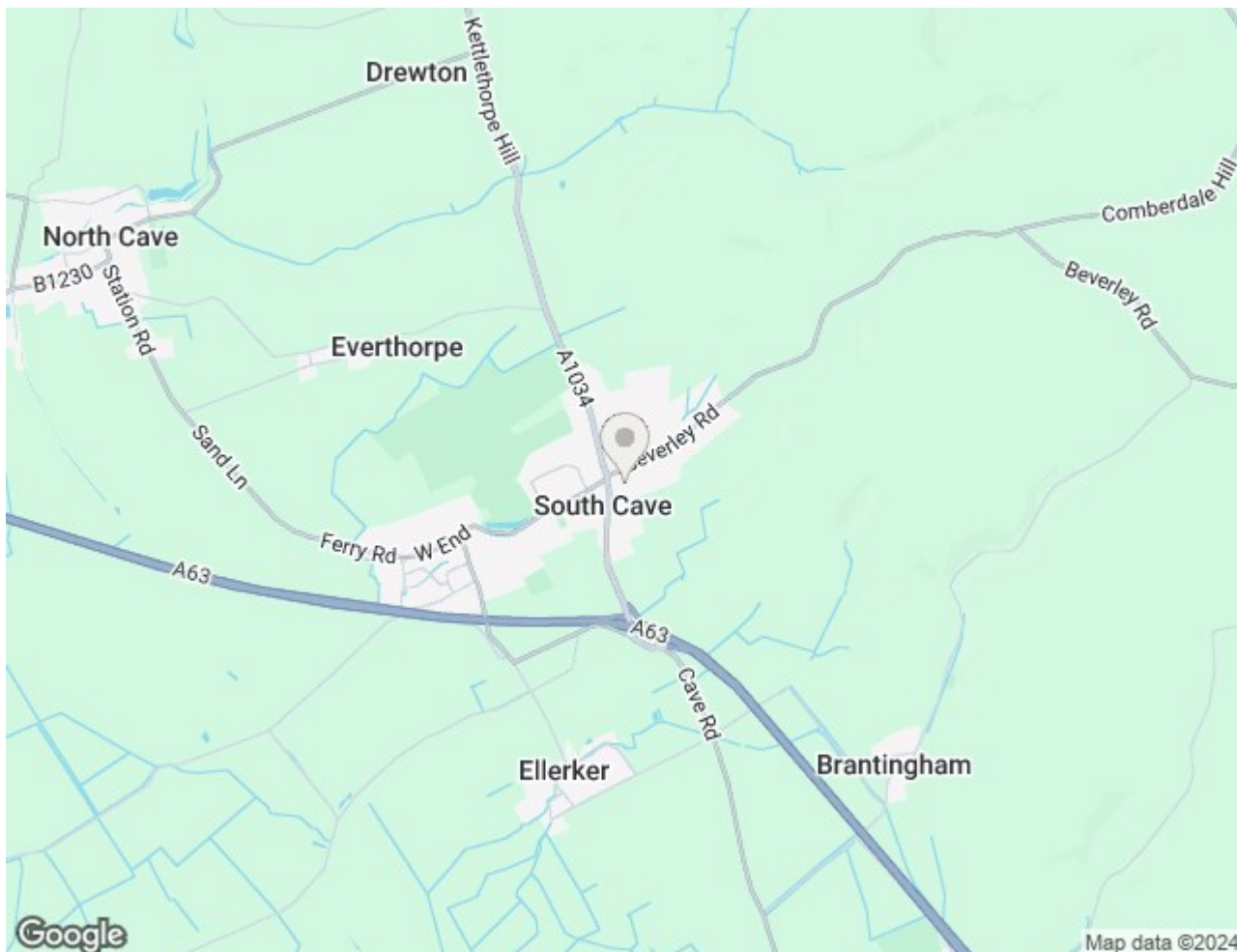
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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







Total area: approx. 128.7 sq. metres (1385.1 sq. feet)

