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**Limb**  
MOVING HOME



*33 Nunnery Walk, South Cave, East Yorkshire, HU15 2JA*

📍 Semi-Detached House

📍 Three Bedrooms

📍 Newly Carpeted

📍 Council Tax Band = A

📍 Spacious Garden

📍 Kitchen & Utility

📍 Driveway & Parking

📍 Freehold/EPC = D

**£179,950**

## INTRODUCTION

Perfect for those looking to add their own stamp to a property, this three bedroom semi-detached house in South Cave invites any potential owner to personalise to their taste. The property has been recently painted and carpeted throughout, providing a comfortable feel with potential to modernise.

The property features three bedrooms and a bathroom on the first floor, a lounge and kitchen with walk-in pantry on the ground floor, and additional utility space plus a downstairs W.C.. Each bedroom and the lounge have been recently carpeted. There is parking to the front of the property, and the extensive rear garden provides the ground space for a potential future extension. Gas central heating runs throughout.

Ideal for those looking for a canvas to style as their own in a sought-after village location, this property shows huge potential in the space provided and is offered for sale with no onward chain. Viewing strongly recommended!

## LOCATION

Nunnery Walk is a conveniently situated cul-de-sac of similar properties located off West End in the village of South Cave, approximately 12 miles to the west of Hull and the and 9 miles from the historic market town of Beverley. 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 HALL

With stairs to first floor and door to:

### LOUNGE

14'8" x 11'4" approx (4.47m x 3.45m approx)

With fire surround housing an electric fire and window to front.





## KITCHEN/DINER

15'10" x 10'0" approx (4.83m x 3.05m approx)

Providing worksurfaces and cupboard space, with sink and drainer beneath window to rear. A large pantry lies to the corner of the room. Additional access to:



## UTILITY

10'1" x 5'0" (3.07m x 1.52m)

Utility space with worksurface and Belfast sink. With a window to front, window to rear, door to the garden and understairs cupboard access.

## W.C.

With high-level W.C. and window to side.

## FIRST FLOOR

## LANDING

With large storage cupboard and window to side elevation.

## BEDROOM 1

13'0" x 10'2" approx (3.96m x 3.10m approx)  
With window to rear elevation.



## BEDROOM 2

9'5" x 11'4" approx (2.87m x 3.45m approx)  
With window to front elevation.



## BEDROOM 3

9'6" x 7'2" approx (2.90m x 2.18m approx)  
With window to front elevation.



## WET ROOM

With shower to corner, low-flush W.C. and wash-hand basin beneath window to rear.



## OUTSIDE

Spacious garden providing patio, shed and greenhouse. Excellent parking is available on the driveway to the front of the property.



## 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 A. 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.

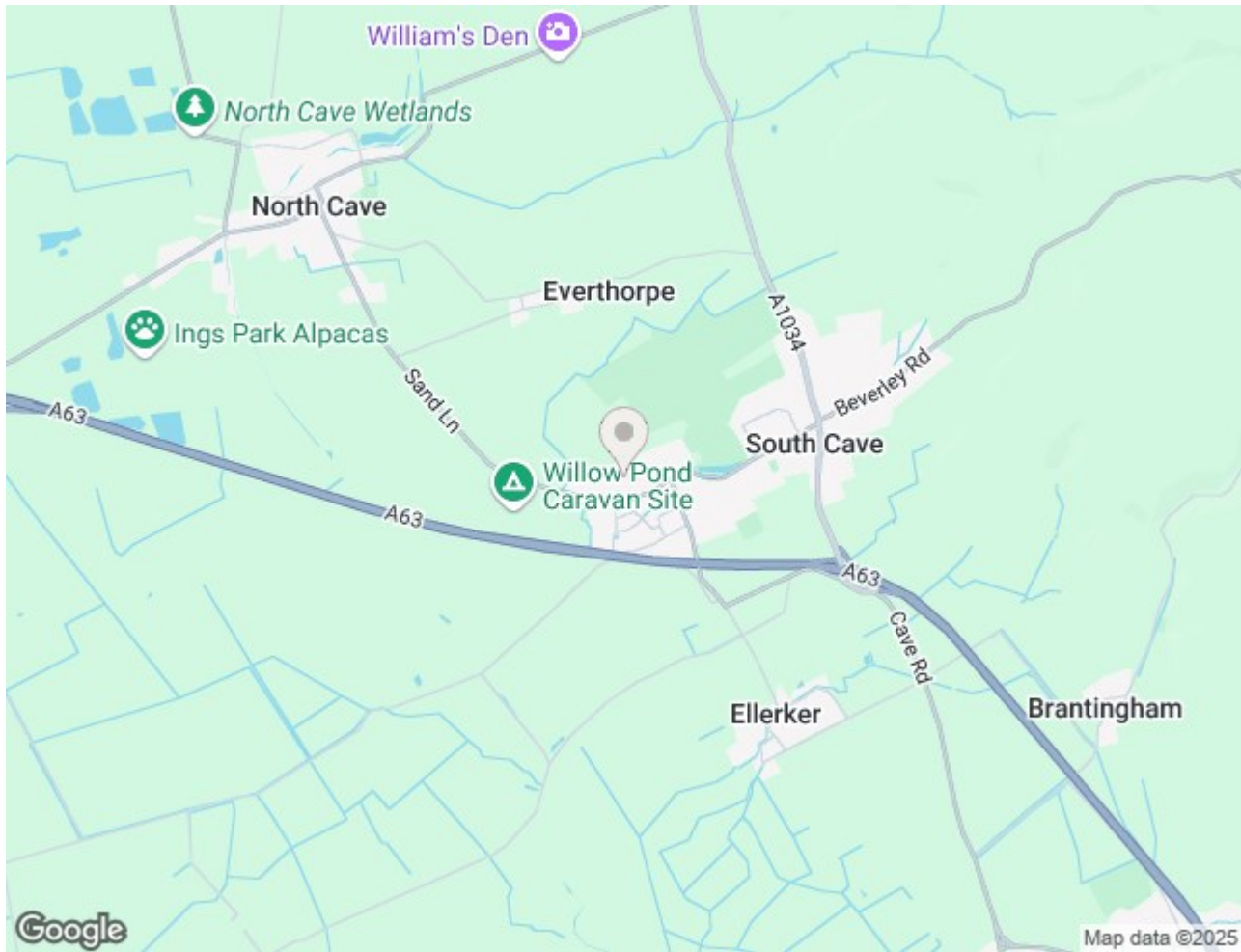
## *PHOTOGRAPH DISCLAIMER*

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. 43.4 sq. metres (467.1 sq. feet)



## First Floor


Approx. 38.4 sq. metres (413.2 sq. feet)



Total area: approx. 81.8 sq. metres (880.2 sq. feet)



## Energy Efficiency Rating

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

## Environmental Impact (CO<sub>2</sub>) Rating

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