

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



56 Geldart Avenue, South Cave, East Yorkshire, HU15 2YP

- 📍 Exceptional Detached
- 📍 Beautifully Appointed
- 📍 Stylish Living Kitchen
- 📍 Council Tax Band = E
- 📍 Four Beds/Two Baths
- 📍 Landscaped Rear Garden
- 📍 Driveway & Garage
- 📍 Freehold / EPC = B

£449,950

INTRODUCTION

This exceptional detached home, built by Bellway Homes, offers a superb blend of modern design, stylish living, and a beautifully landscaped garden perfect for enjoying sunny days. With Amtico flooring throughout the ground floor and Silestone worktops in the kitchen, this property exudes quality and sophistication. Step inside to discover a welcoming entrance hallway, a convenient cloakroom/W.C., a dedicated study for those who work from home, and a spacious lounge featuring a striking panelled media wall. The heart of this home is undoubtedly the stunning living kitchen, spanning the width of the property and complemented by a practical utility room. Upstairs, four generously sized bedrooms offer ample space for the whole family, with the principal bedroom benefiting from a private en-suite shower room. A well-appointed family bathroom completes the first floor.

Outside, the thoughtfully landscaped rear garden provides a tranquil retreat, featuring a low-maintenance artificial lawn, attractive patio areas for al fresco dining, and a covered pergola, ideal for enjoying the outdoors in all seasons. A side driveway leads to a single garage, providing convenient off-street parking.

LOCATION

Geldart Avenue is situated off Little Wold Lane in South Cave and forms part of the Bellway Barleycorn Way development.

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

Spacious and welcoming with a staircase leading up to the first floor and cupboard under.



CLOAKS/W.C.

With low flush W.C. and wash hand basin.



STUDY

8'7" x 8'4" approx (2.62m x 2.54m approx)
With window to the front elevation.



LOUNGE

17'10" x 11'0" approx (5.44m x 3.35m approx)

With feature media wall and window to the front elevation.



OPEN PLAN LIVING KITCHEN

27'3" x 10'9" approx (8.31m x 3.28m approx)

Spanning the entire width of the property and bathed in natural light, this stunning kitchen is a true haven for culinary enthusiasts and entertainers alike. Access to the delightful rear garden seamlessly blends indoor and outdoor living. The kitchen boasts an extensive range of fitted units complemented by sleek Silestone worktops, providing ample storage and workspace. A one-and-a-half bowl sink and drainer adds practicality. A suite of integrated appliances, including a Zanussi double oven, AEG four-ring gas hob with extractor above, fridge/freezer, and dishwasher, ensures effortless meal preparation. Whether you're hosting a dinner party or simply enjoying a casual meal with family, this kitchen is sure to impress.



KITCHEN AREA



LIVING/DINING AREA



UTILITY ROOM

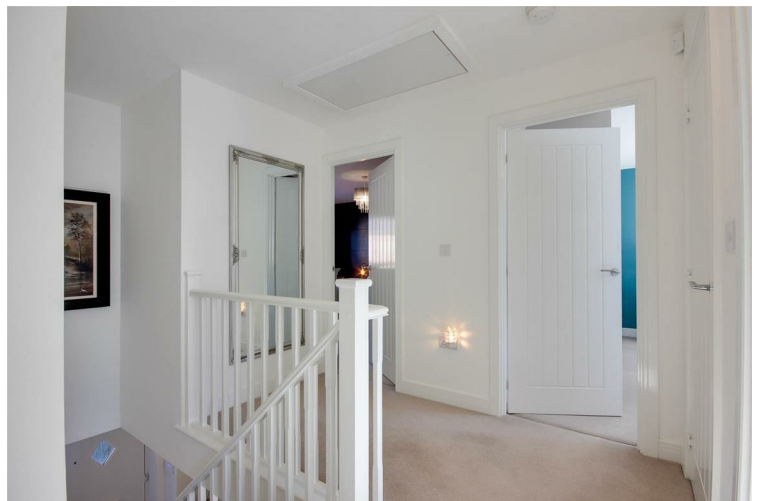
With fitted units, sink and drainer, Silestone worktops, integrated washing machine and external access door to side.



FIRST FLOOR

LANDING

With cylinder cupboard and loft access hatch to partially boarded loft with fitted ladder.



BEDROOM 1

16'1" x 11'0" approx (4.90m x 3.35m approx)

Measurements into fitted wardrobes with smoked mirrored sliding doors. Window to the front elevation.



EN-SUITE SHOWER ROOM

With suite comprising a large shower enclosure with Mira Bluetooth shower, wash hand basin and low flush W.C. Heated towel rail, inset spot lights and tiled floor. Window to front.



BEDROOM 2

12'8" x 11'0" approx (3.86m x 3.35m approx)
With fitted wardrobes and window to rear.



BEDROOM 3

16'6" x 8'4" approx (5.03m x 2.54m approx)
With fitted wardrobes and window to the front elevation.



BEDROOM 4

9'0" x 9'0" approx (2.74m x 2.74m approx)
Window to the rear elevation.



BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Heated towel rail, tiled floor, inset spot lights and window to rear.



OUTSIDE

This property boasts a beautifully landscaped outdoor space designed for both relaxation and convenience. An attractive front garden, adorned with established shrubbery and a central path leading to the front door, creates a welcoming first impression. A side drive provides ample parking and leads to a single garage with power and light, ideal for storage or a workshop. The delightful rear garden is a true highlight, enjoying a sunny aspect and designed for effortless maintenance. Relax and unwind on the patio areas, perfect for al fresco dining or soaking up the sun, while the artificial lawn provides a lush green backdrop without the need for mowing. A covered pergola offers a shaded retreat, ideal for enjoying the outdoors in all seasons.



REAR VIEW OF PROPERTY



PATIO & PERGOLA



GARDEN - DUSK & EVENING



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

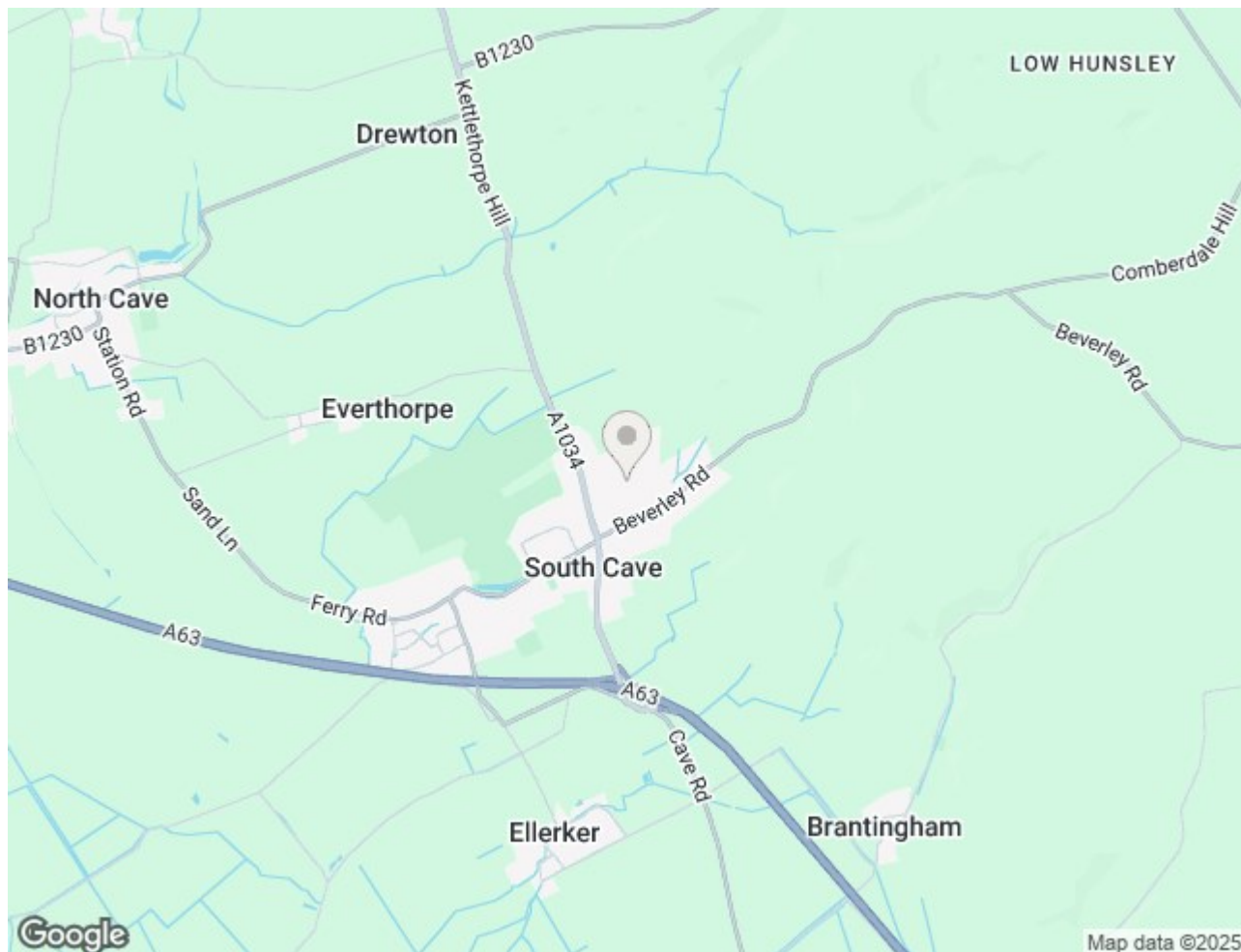
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

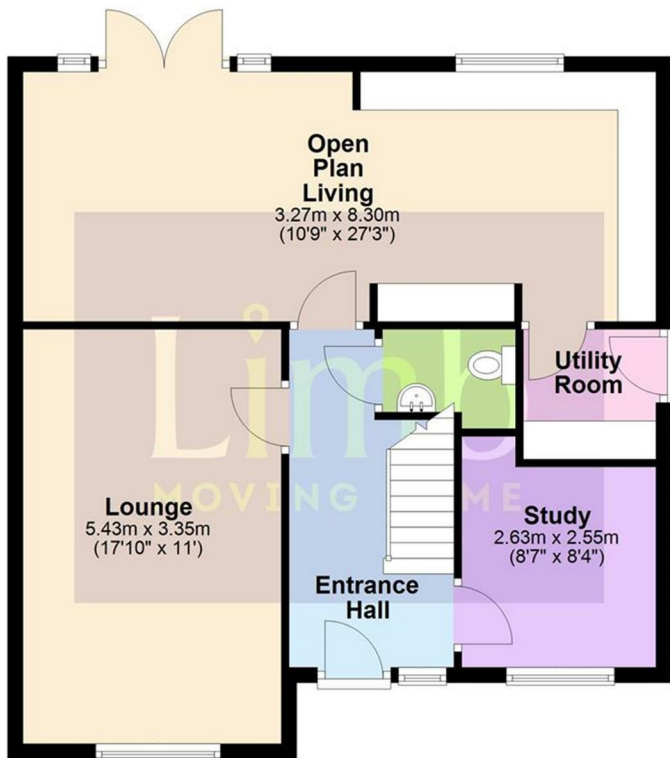
VALUATION SERVICE

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.



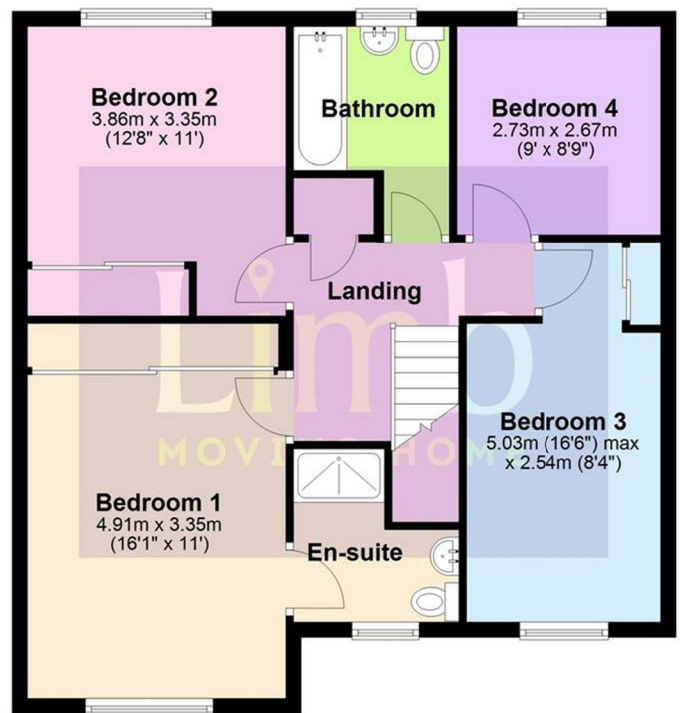
Ground Floor

Approx. 67.9 sq. metres (731.4 sq. feet)




First Floor

Approx. 68.1 sq. metres (733.3 sq. feet)



Total area: approx. 136.1 sq. metres (1464.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	86	
(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 (CO₂) 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	