

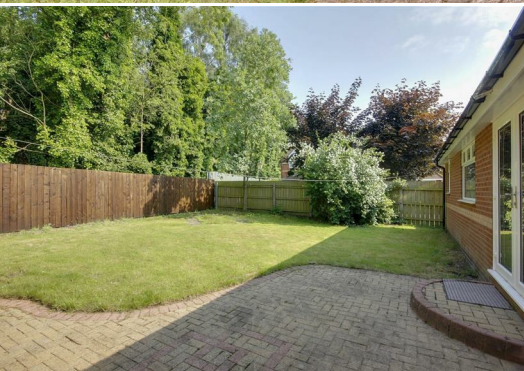
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Limb
MOVING HOME



22 The Meadows, South Cave, East Yorkshire, HU15 2HR

- 📍 Move Straight In
- 📍 Refurbished Detached Bungalow
- 📍 3 Beds/2 Baths
- 📍 Council Tax Band = E
- 📍 Brand New Kitchen
- 📍 Good Sized Plot
- 📍 Double Garage
- 📍 Freehold/EPC = D

Guide Price £325,000

INTRODUCTION

Ready to move straight into is this refurbished 3 bedroomed detached bungalow which stands at the head of a popular cul-de-sac with good parking and double garage. The spacious accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, large living room, dining kitchen with brand new units and quality appliances, 3 bedrooms, en-suite shower shower and separate bathroom. The accommodation boasts gas fired central heating to radiators and uPVC framed double glazing. The property occupies a good sized plot and a driveway provides excellent parking and access to the detached garage which has a newly fitted automated up and over roller door. The rear garden is mainly lawned. There is no forward chain therefore a quick completion should be possible.

LOCATION

The Meadows is a sought after cul-de-sac situated off Annie Med Lane in the well favoured village of South Cave. The village offers a selection of local shops including post office, chemist, convenience stores, public houses, restaurants, country club and golf course. There is a well reputed primary school, sports hall, boules and tennis courts as well. Immediate access is available to the A63 leading to Hull city centre to the east and the national motorway network to the west. A mainline railway station is located in the nearby village of Brough. South Cave is therefore an ideal choice for a family, professional or commuter.

ACCOMMODATION

An attractive brand new composite entrance door opens to:

ENTRANCE PORCH

Internal door into:

HALLWAY

With large cylinder cupboard off.

LIVING ROOM

17'0" x 11'3" approx (5.18m x 3.43m approx)

Plus bay window to front elevation, in addition to further window.

Feature fire surround housing a marble hearth and backplate.



DINING KITCHEN

17'8" x 11'4" approx (5.38m x 3.45m approx)

The heart of the house which features a brand new contemporary kitchen with copper shadow detailing, one and a half sink and drainer and an AEG double oven, four ring induction hob with extractor hood above and a Neff dishwasher. There is a new window and new French doors to the rear.



BEDROOM 1

12'0" x 11'6" approx (3.66m x 3.51m approx)

Window to rear elevation.



EN-SUITE SHOWER ROOM

With brand new suite comprising corner shower cubicle, fitted furniture/cabinets with concealed flush W.C. and wash hand basin.



BEDROOM 2

12'8" x 8'0" approx (3.86m x 2.44m approx)
Window to front elevation.



BEDROOM 3

9'4" x 7'4" approx (2.84m x 2.24m approx)
With fitted wardrobes, drawers and storage cupboards, window to front elevation.



BATHROOM

With newly installed suite comprising low level W.C., pedestal wash hand basin, panelled bath with shower over and screen, tiled surround.



OUTSIDE

The property occupies a good sized plot and a driveway provides excellent parking and access to the detached garage which has a newly fitted automated up and over roller door. The rear garden is mainly lawned.



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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

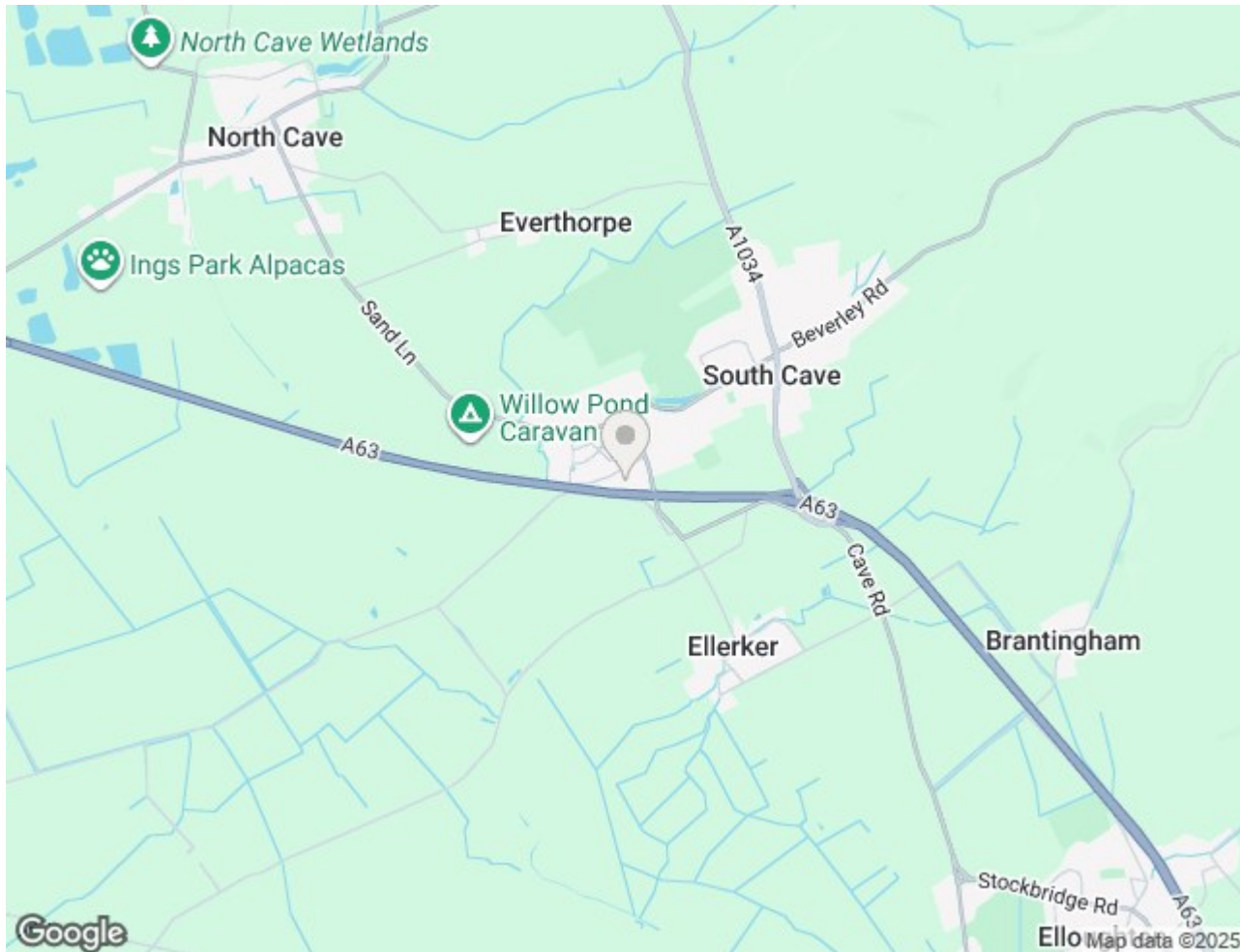
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 87.0 sq. metres (936.6 sq. feet)



Total area: approx. 87.0 sq. metres (936.6 sq. feet)

22 The Meadows

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(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	