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**Limb**  
MOVING HOME



*1 Highfields, South Cave, East Yorkshire, HU15 2AJ*

- 📍 Stunning Detached
- 📍 Four Beds / Two Baths
- 📍 Modern Open Plan Kitchen
- 📍 Council Tax Band = F
- 📍 Three Reception Rooms
- 📍 Lovely Gardens
- 📍 Drive & Double Garage
- 📍 Freehold / EPC =

**£400,000**

## INTRODUCTION

Highfield House is a stunning, superbly appointed modern detached house situated at the entrance to Highfields, fronting onto Beverley Road, South Cave – a prime location offering easy access to the village centre and the beautiful Wolds. This impressive home features a fabulous open-plan dining kitchen, spacious hallway, cloaks/W.C., study, large lounge, and a delightful garden-view conservatory. Upstairs are four generous bedrooms, including a main bedroom with a dressing room and stylish en-suite, plus a house bathroom. The property benefits from gas central heating and uPVC double glazing.

The property benefits from a double-width driveway to the rear, providing excellent parking and access to a detached double garage with an electric roller door. The attractive rear garden is thoughtfully landscaped to offer a variety of spaces, including patios, a decked area, and raised planting beds, creating a delightful outdoor environment. A further garden area enhances the frontage, bordered by established hedging.

## LOCATION

The property is situated along Highfields and fronts onto Beverley Road, South Cave. 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, 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 HALLWAY

Impressive entrance hall with central staircase leading up to the first floor and galleried style landing. There is a useful storage cupboard.



## CLOAKS / W.C.

With low flush W.C. and cabinet with circular wash hand basin. Tiled floor and window to front.

## LOUNGE

20'0" x 12'3" approx (6.10m x 3.73m approx)

With feature fire surround housing a log burner upon a tiled hearth. Window to the front elevation and patio doors lead through to the conservatory.



## CONSERVATORY

11'5" x 10'10" approx (3.48m x 3.30m approx)  
With tiled floor and double doors leading out to the rear garden.



## STUDY

8'3" x 7'8" approx (2.51m x 2.34m approx)  
Window to front.



## LIVING KITCHEN

22'10" x 11'3" approx (6.96m x 3.43m approx)

Having a range of modern base and wall units with granite worktops incorporating a one and a half bowl sink and drainer with shower style mixer tap. Integrated appliances include an oven, combination microwave oven, warming drawer, five ring gas hob with extractor above plus a dishwasher. There is ample dining and living space with French doors opening out to the rear garden.



## KITCHEN AREA



## LIVING / DINING AREA



## UTILITY ROOM

With fitted units, Butler sink, plumbing for a washing machine and space for dryer plus space for American style fridge/freezer. Window to rear and external access door.



## FIRST FLOOR

### GALLERIED STYLE LANDING

Featuring a built in book case, linen cupboard to corner. There is access to the part boarded loft space via a loft ladder.



## BEDROOM 1

13'9" x 12'4" approx (4.19m x 3.76m approx)  
With windows to the front elevation.



## DRESSING ROOM

7'10" x 5'10" approx (2.39m x 1.78m approx)  
With hanging rails and shelves. Window to rear.



## EN-SUITE BATHROOM

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



## BEDROOM 2

11'3" x 10'2" approx (3.43m x 3.10m approx)  
With fitted wardrobes and window to rear.



## BEDROOM 3

12'6" x 9'8" approx (3.81m x 2.95m approx)  
Window to front.



## BEDROOM 4

10'3" x 7'0" approx (3.12m x 2.13m approx)  
Window to front.



## BATHROOM

8'2" x 6'8" approx (2.49m x 2.03m approx)  
With modern suite comprising a shaped bath with shower over and screen, wash hand basin and low flush W.C. Tiled walls, heated towel rail, inset spot lights and window to rear.



## OUTSIDE

The property benefits from a double-width driveway to the rear, providing excellent parking and access to a detached double garage with an electric roller door. The attractive rear garden is thoughtfully landscaped to offer a variety of spaces, including patios, a decked area, and raised planting beds, creating a delightful outdoor environment. A further garden area enhances the frontage, bordered by established hedging.



## 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 F. 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

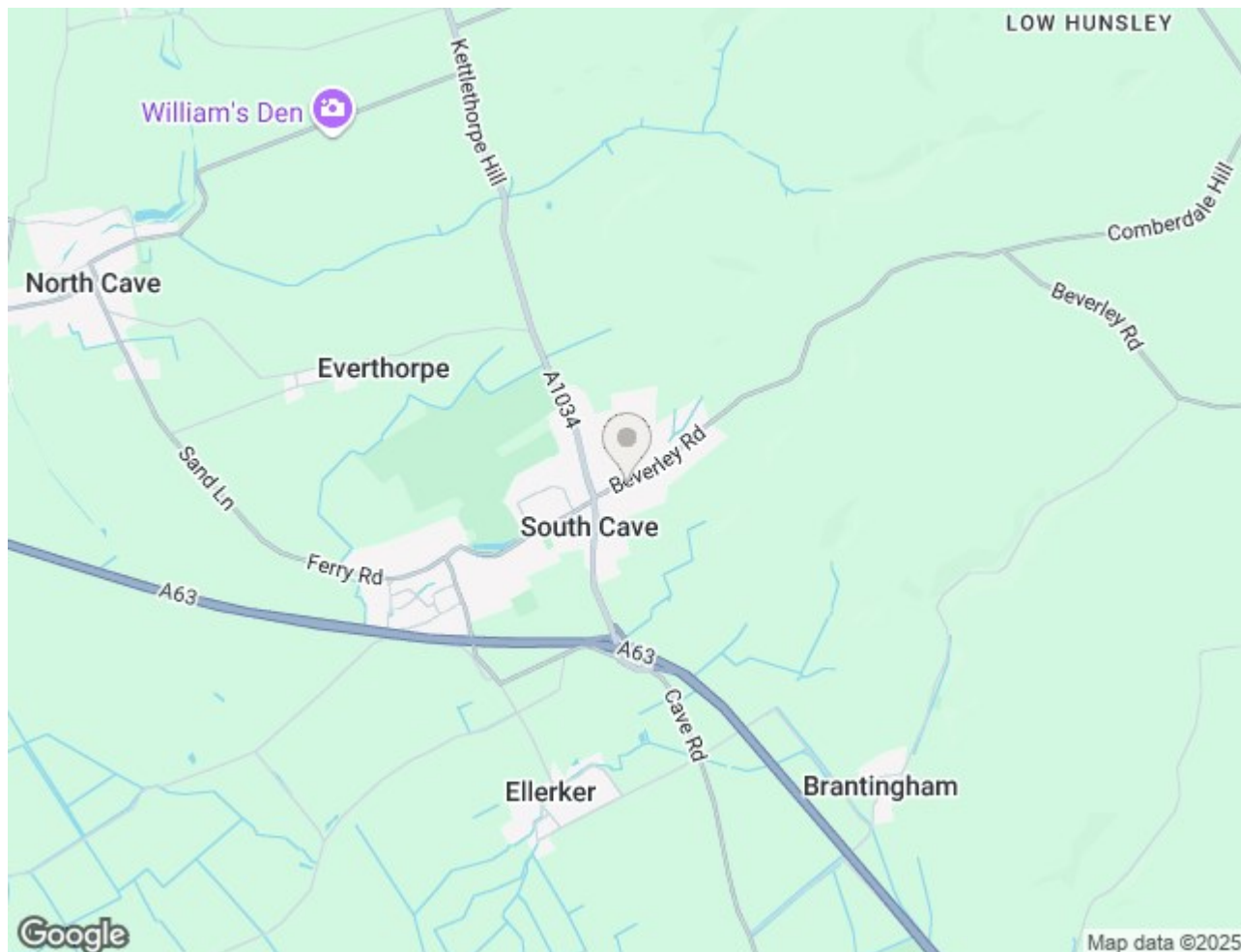
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

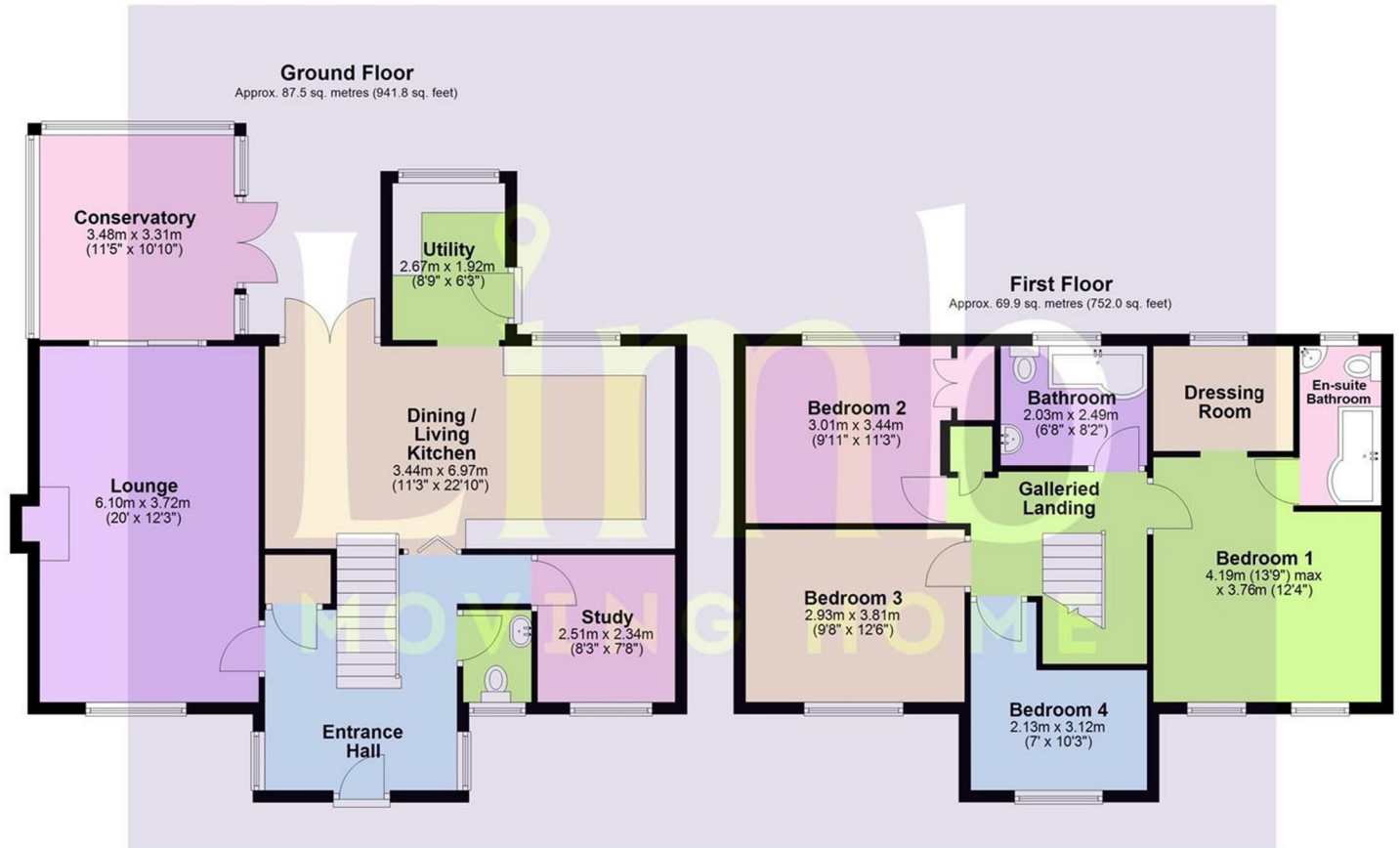
## PHOTOGRAPH DISCLAIMER

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.





Total area: approx. 157.4 sq. metres (1693.8 sq. feet)  
1 Highfields, South Cave

## 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	