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Limb
MOVING HOME



1 Church Hill, South Cave, East Yorkshire, HU15 2EU

- 📍 Tremendous Potential
- 📍 Detached Bungalow
- 📍 Plot Approaching 1/3rd Acre
- 📍 Council Tax Band = E
- 📍 Scope to Improve
- 📍 Two Garages
- 📍 No Onward Chain!
- 📍 Freehold / EPC = D

£375,000

INTRODUCTION

Discover a truly unique opportunity on a substantial plot approaching one-third of an acre, ideally situated opposite the picturesque Cave Castle. This individual detached bungalow offers tremendous potential for an incoming purchaser with vision, presenting an exciting chance to create a bespoke dream home.

While requiring a comprehensive programme of refurbishment, the property provides the flexibility to extend, either upwards or outwards, subject to appropriate planning permissions. The current accommodation features an entrance hallway, a spacious lounge, kitchen, garden room, three comfortable bedrooms, and a large bathroom.

Expansive gardens encircle the property, complemented by a driveway and two garages offering ample parking. Available with no onward chain, this is a fantastic opportunity for those looking to create a custom residence in a desirable location.

LOCATION

The property lies within a conservation area and Church Hill is one of the most picturesque parts of the village, close to the entrance to Cave Castle which has a golf course and health club. 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

The layout and room sizes are depicted on the attached floorplan.

Residential entrance door to:

ENTRANCE HALL

With large cupboard and loft access hatch.



LOUNGE

With windows to front and side elevations. Feature fire surround with living flame gas fire.



KITCHEN

With fitted units, laminate worktops, one and a half bowl sink and drainer, oven and hob. Window to side. Floor standing boiler.



GARDEN ROOM

With composite residential door to side.



BEDROOM 1

With fitted wardrobes and windows to front and side elevations.



BEDROOM 2

With built in wardrobes and window to the front elevation.



BEDROOM 3 / RECEPTION ROOM

With fitted furniture, cylinder cupboard and French doors to the rear decked patio area.



BATHROOM

With suite comprising a bath, shower enclosure, wash hand basin, low flush W.C. and bidet. Window to rear.



OUTSIDE

Expansive gardens encircle the property, complemented by a driveway and two garages offering ample parking. There are established shrubs and trees plus a decked area, shed and greenhouse.



FRONT



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

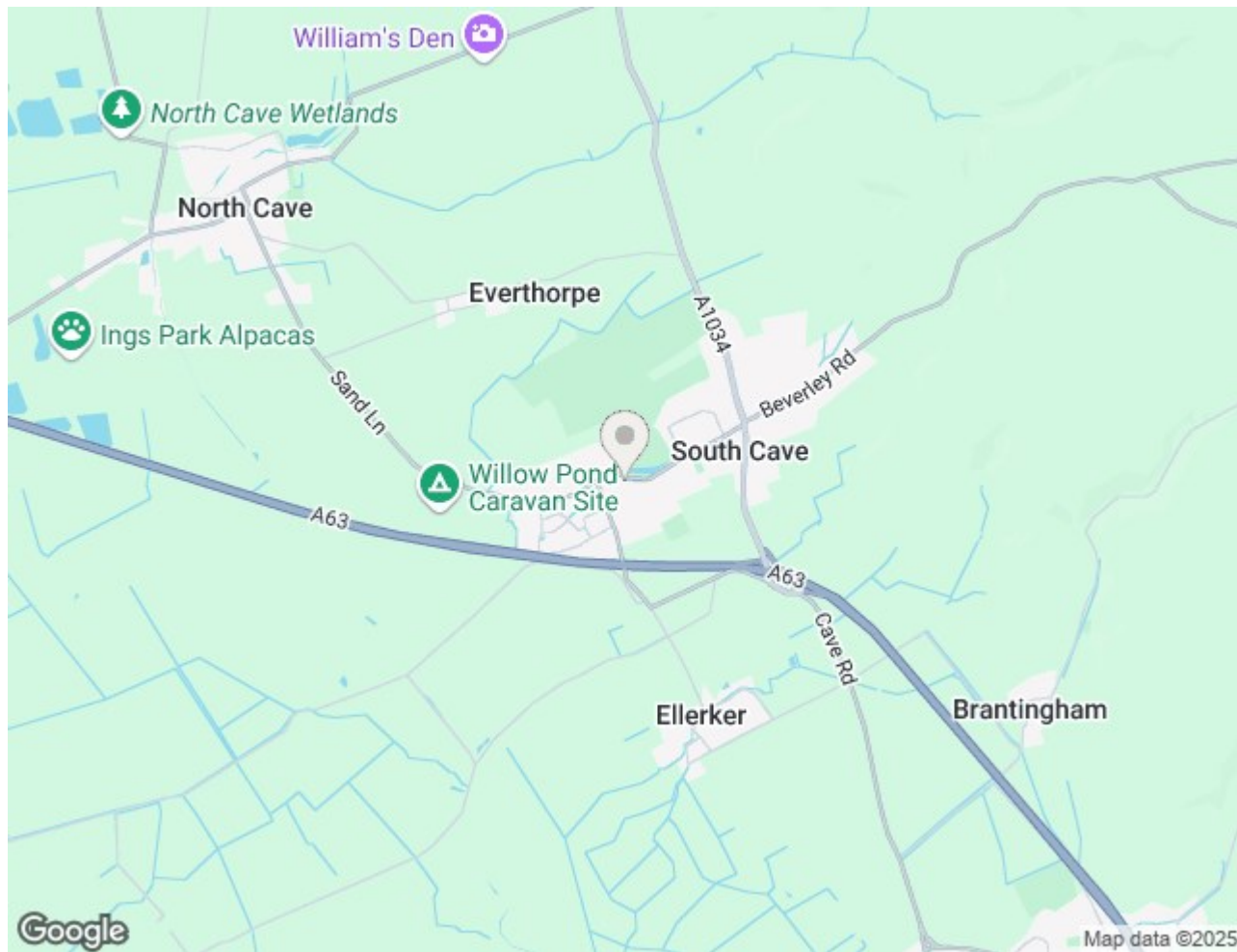
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





Approximate total area^m
1324 ft²


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(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	