

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*24 West Hall Garth, South Cave, East Yorkshire, HU15 2HD*

- 📍 Extended Semi Detached
- 📍 Attractive Accommodation
- 📍 Superb Living Kitchen
- 📍 Council Tax Band = C
- 📍 Lounge With Log Burner
- 📍 3 Bedrooms
- 📍 Ample Parking and Garage
- 📍 Freehold/EPC = E

**£215,000**



## INTRODUCTION

This superb semi detached property is somewhat deceptive from the front elevation and early viewing is strongly recommended. Ideal in many ways is this lovely home has a living kitchen as the heart of the house together with a rear conservatory and an attractive lounge with log burner. There are three good sized bedrooms to the first floor. The accommodation also boasts gas fired central heating to radiators and double glazing. Outside there is ample parking to the front complimented by a lawned garden and a driveway leads to the garage. There is a westerly facing enclosed garden. The property is situated in a popular street scene, well placed for South Cave's excellent amenities and easy access to the A63, surrounding countryside and neighbouring villages.

## LOCATION

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 HALL

With tiled floor, stairs to first floor off.

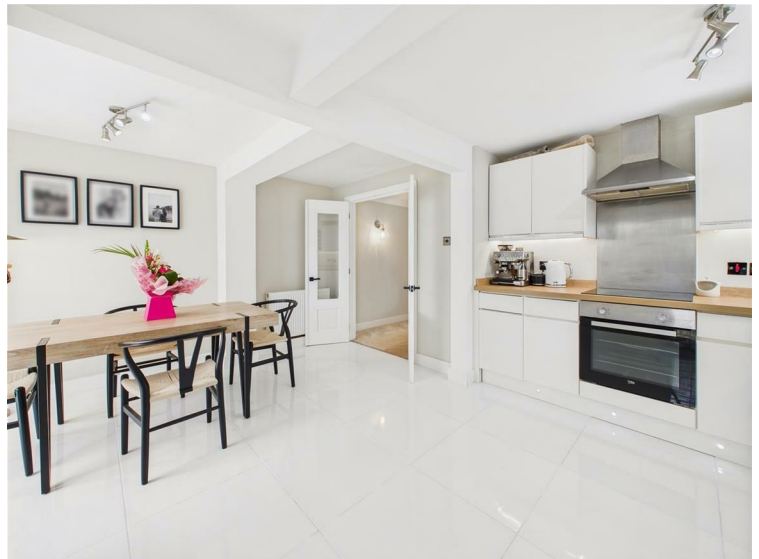
## LOUNGE

Large picture window to front. The focal point of the room is a log burner housed upon a hearth with chunky oak mantel above. Double doors open through to the dining kitchen.



## DINING KITCHEN

A super space with square tiled floor throughout, ample area for table and chairs and double doors open through to the conservatory. The kitchen features a range of matte fronted units with integrated oven, hob, stainless steel splash back and extractor hood above, one and a half sink and drainer with professional mixer tap, space for fridge freezer, external access door to rear and window to side.



## CONSERVATORY

Overlooking the rear garden with double doors leading out.



## BATHROOM

Contemporary suite with low level W.C., wash hand basin and panelled bath with shower attachment and concertina screen, tiled surround, heated towel rail, tiling to the floor and walls.



## FIRST FLOOR

## LANDING

Window to side elevation.



## BEDROOM 1

Large window to front elevation, over stairs wardrobe. Decorative panelling to walls.



## BEDROOM 2

Window to rear elevation. Decorative panelling to walls.



## BEDROOM 3

Window to rear elevation. Fitted wardrobes running to one wall.



## OUTSIDE

The rear garden enjoys a westerly facing aspect with paved patio and lawn with fencing and shrubs to the borders. To the front, there is a combination of lawned garden with laurel hedging and a gravelled forecourt provides good parking and a side drive leads to the detached single garage.



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. 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.

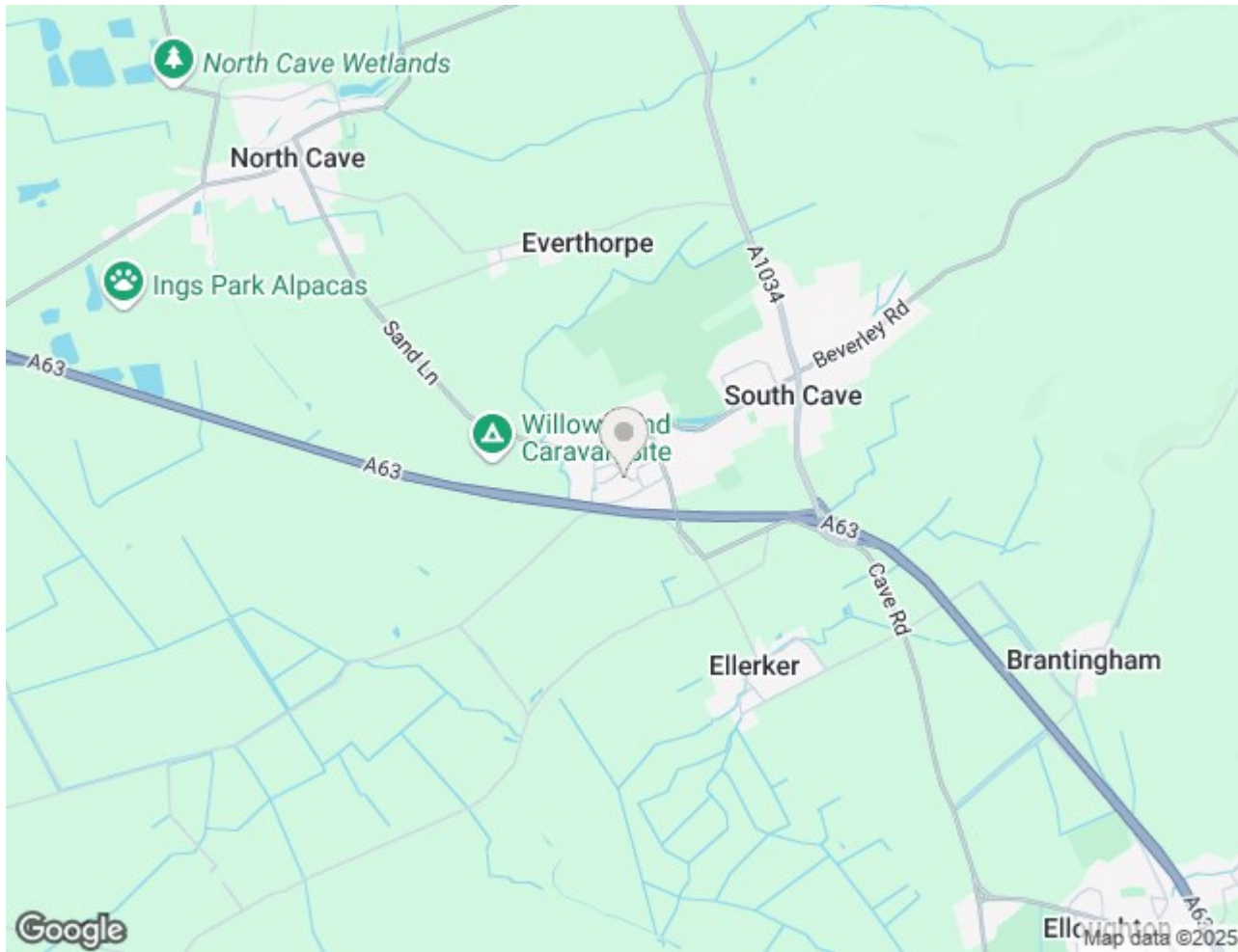
## *PHOTOGRAPH DISCLAIMER*

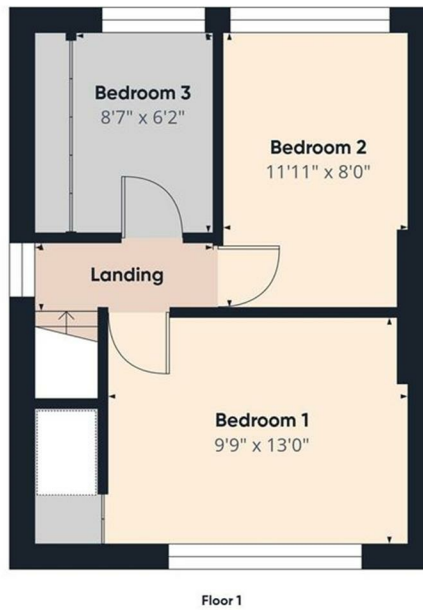
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## *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<sup>m</sup>  
820 ft<sup>2</sup>


(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) <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	