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**Limb**  
MOVING HOME



*8 The Meadows, South Cave, East Yorkshire, HU15 2HR*

- 📍 Superior Detached Bungalow
- 📍 Two Large Double Bedrooms
- 📍 Bathroom & En-Suite
- 📍 Council Tax Band = E
- 📍 Double Garage & Drive
- 📍 Southerly Rear Garden
- 📍 Cul-de-Sac Position
- 📍 Freehold / EPC = C

**£375,000**



## INTRODUCTION

This superior detached bungalow, positioned at the end of a small cul-de-sac, offers a remarkable sense of space and stands on a good-sized plot. It benefits from excellent parking and a double garage. Early viewing is essential to fully grasp the generous proportions and thoughtful layout of this accommodation.

Originally a three-bedroom design, the property currently comprises two spacious double bedrooms, each served by an en-suite or a separate bathroom. The living areas include a large lounge with a feature fireplace and bay window, a dedicated dining room, and a spacious dining kitchen equipped with high-gloss units. A notable feature at the rear is the light-filled garden room, complete with a lantern skylight, overlooking the south-facing garden. The property is surrounded by pleasant-sized gardens to both the front and rear, with the latter enjoying a desirable southerly aspect.



## LOCATION

The Meadows is a popular residential cul-de-sac situated off Annie Med Lane. 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 HALLWAY

With cylinder/airing cupboard and loft access hatch.



## LOUNGE

Spacious living area with feature fire surround housing a living flame gas fire. Bay window to the front elevation and archway through to the dining room.



## DINING ROOM

with patio doors leading out to the rear garden.



## DINING KITCHEN

Having a range of high gloss base and wall units with laminate worktops, ceramic one and a half bowl sink and drainer with mixer tap, double oven, induction hob, fridge/freezer and dishwasher. There is plumbing for a washing machine, under unit lighting, cupboard housing the gas central heating boiler, inset spot lights, ample space for a dining table and chairs. Window to rear.





## GARDEN ROOM

Lovely space overlooking the garden. With lantern skylight and external door providing access to the rear.



## BEDROOM 1

With fitted wardrobes, dressing table and drawers. Window to rear.



## EN-SUITE SHOWER ROOM

With stylish suite comprising a walk in shower, vanity unit with wash hand basin and low flush W.C. Tiling and panelling to walls, heated towel rail, inset spot lights and window to rear.



## BEDROOM 2

With fitted wardrobe, drawers and shelving. Windows to the front elevation.

This room is an amalgamation of what was originally designed to be two bedrooms, this could be separated if required by an incoming purchaser.





## BATHROOM

With modern suite comprising a bath with shower attachment, vanity unit with wash hand basin and low flush W.C. Tiling to walls, inset spot lights, heated towel rail and window to side.



## OUTSIDE

Occupying a generous plot, this property features an inviting open-plan lawned garden to the front and a resin driveway offers ample parking and leads to a detached double garage with an automated up-and-over door and further lawn to the side. The rear garden enjoys a sunny southerly aspect, primarily laid to lawn and enhanced by a practical block-set patio and attractive planted borders.



REAR VIEW





## 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 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

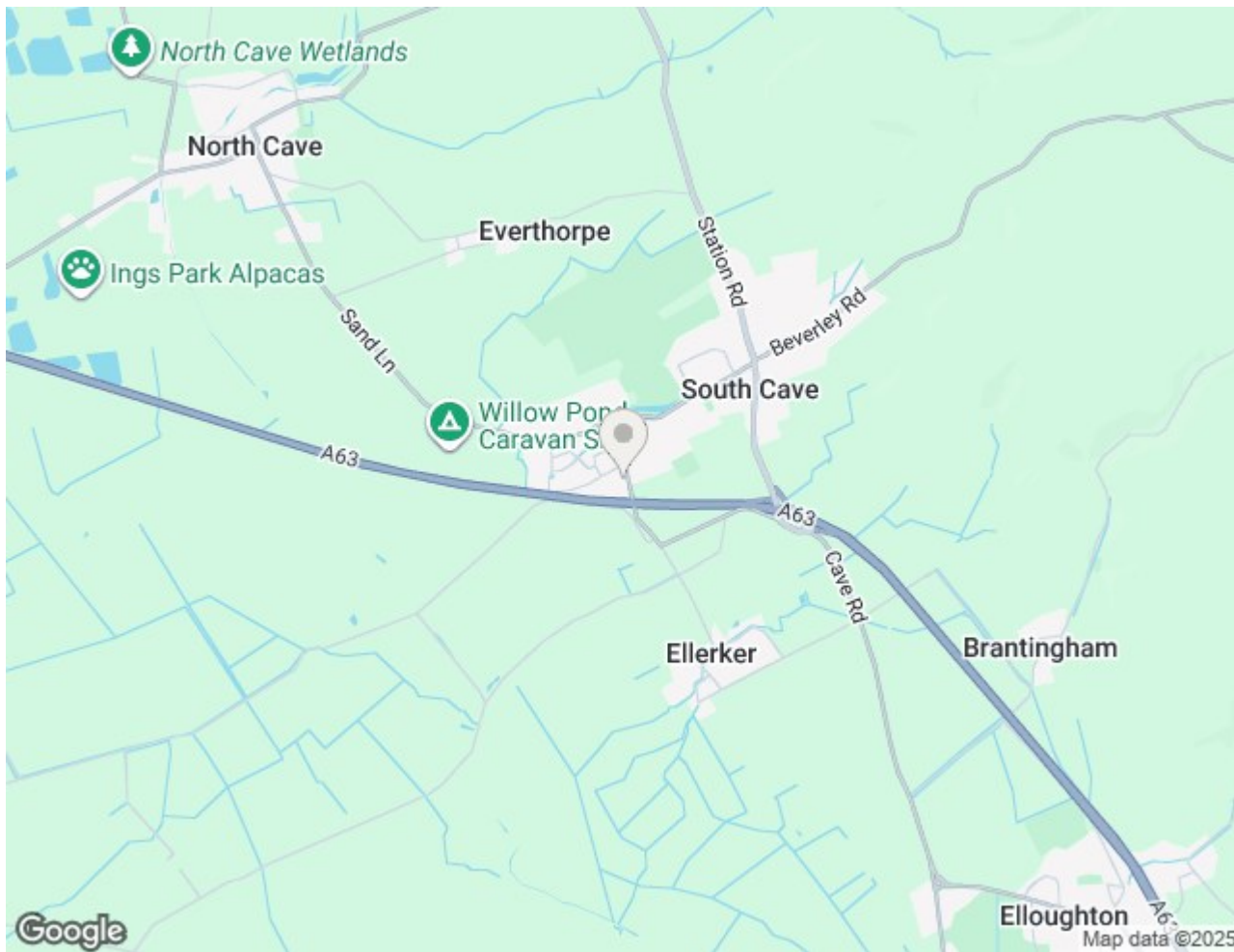
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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<sup>(1)</sup>**  
1200 ft<sup>2</sup>  
111.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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	