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Limb
MOVING HOME



97 West Hall Garth, South Cave, East Yorkshire, HU15 2HB

- 📍 Semi-Detached Dormer
- 📍 Scope to Improve
- 📍 Fabulous Rear Garden
- 📍 Council Tax Band = C
- 📍 Three Bedrooms
- 📍 Through Lounge/Diner
- 📍 Driveway & Garage
- 📍 Freehold / EPC = C

Offers Around £210,000

INTRODUCTION

This semi-detached dormer style house occupies an excellent plot, featuring a fantastic rear garden and considerable potential for personalization. Requiring some cosmetic updating and offering scope for re-modelling, it represents a solid foundation for creating an ideal family home. The property benefits from uPVC double glazing and gas central heating. The layout briefly includes an entrance hall, a ground floor bathroom, a spacious 'through' lounge/diner, and a fitted kitchen. Three good-sized bedrooms are situated on the first floor. Externally, a gravelled ornamental garden fronts the property, and a gravelled side drive provides ample parking, leading to a long detached garage. The rear garden is a notable feature, occupying one of the largest plots on West Hall Garth and providing an impressive amount of space, with mature shrubbery and trees. The first half of the garden is lawned, with a lovely re-wilding/fruit and vegetable growing area covering the other half. Available with no onward chain."



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. There is also the nearby Drewton's farm shop. The village also has a junior school and lies within the South Hunsley Secondary School catchment area.



ACCOMMODATION

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

Residential entrance door to:

ENTRANCE HALL

With stairs leading up to the first floor and cupboard under.



LOUNGE AREA

With stone chimney breast and decorative fire, with concealed storage to the sides. Window to the front elevation.



DINING AREA

Additional height, garden-facing dining area, with windows and external access door to the rear patio/garden.



KITCHEN

With base and wall units, laminate worktops, sink and drainer with mixer tap, cooker point, space for under counter appliances, window to side and external access door to rear.



BATHROOM

With suite comprising a bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Part tiling to walls, window to side.



FIRST FLOOR

LANDING

With loft access hatch and window to side.

BEDROOM 1

With built-in wardrobes and window to the front elevation, plus over stairs storage cupboard.



BEDROOM 2

With storage/cylinder cupboard. Window to rear.



BEDROOM 3

Window to rear.



OUTSIDE

Externally, a gravelled ornamental garden graces the front, and a gravelled side drive provides ample parking, leading to the detached brick garage with an automated roller door and potting/workshop bench. Beyond a further gravelled area directly at the rear of the property lies the fantastic rear garden. This impressive space features a generous lawn, mature shrubbery, and attractive trees, and a delightful re-wilding/fruit and vegetable garden area, offering a blend of both manicured sections and natural beauty, all secured by fencing





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 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

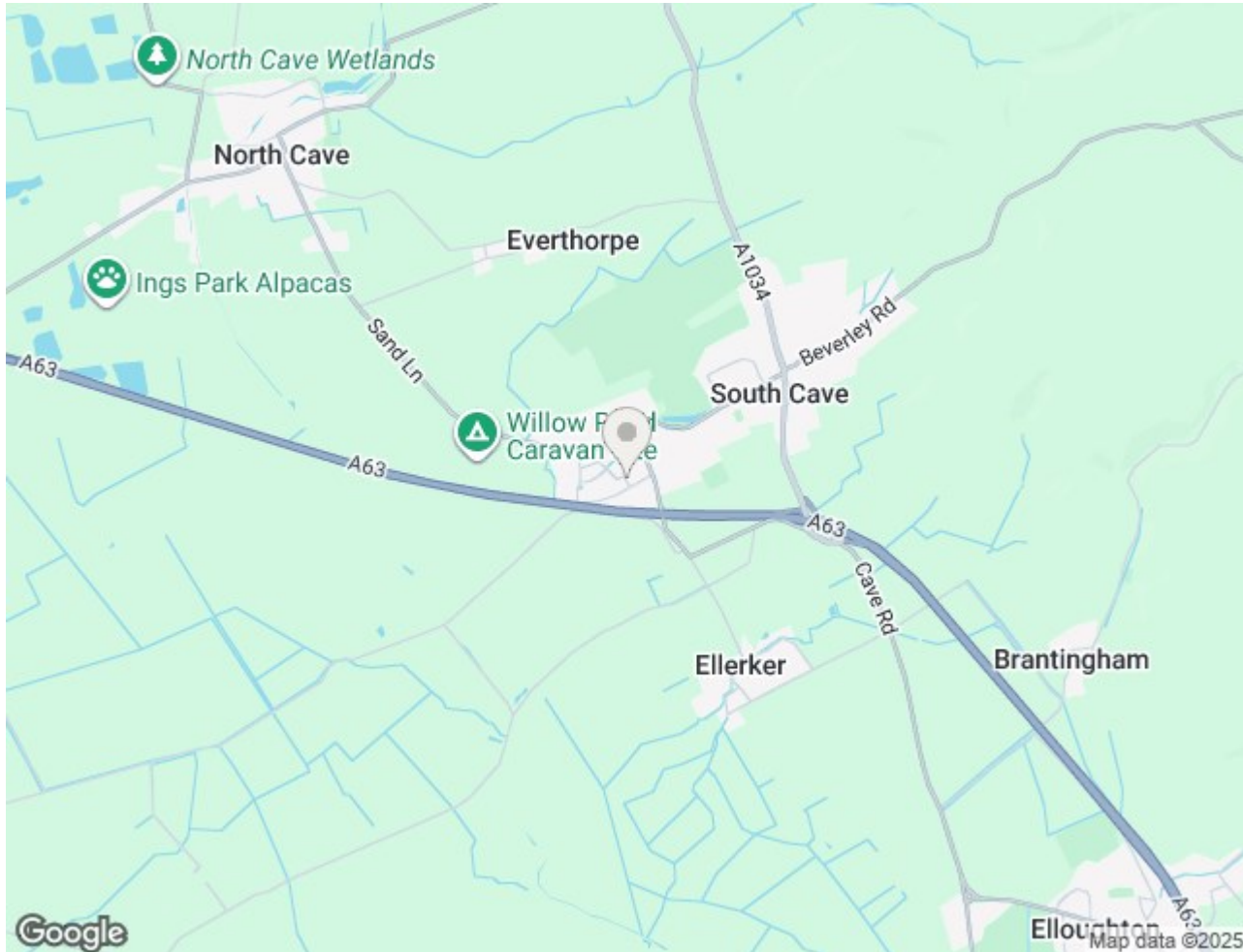
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

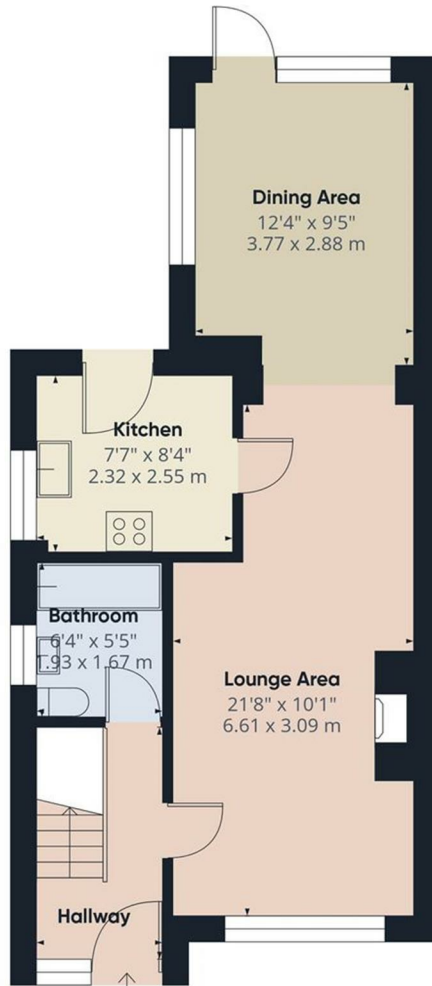
PHOTOGRAPH DISCLAIMER

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.





Floor 0

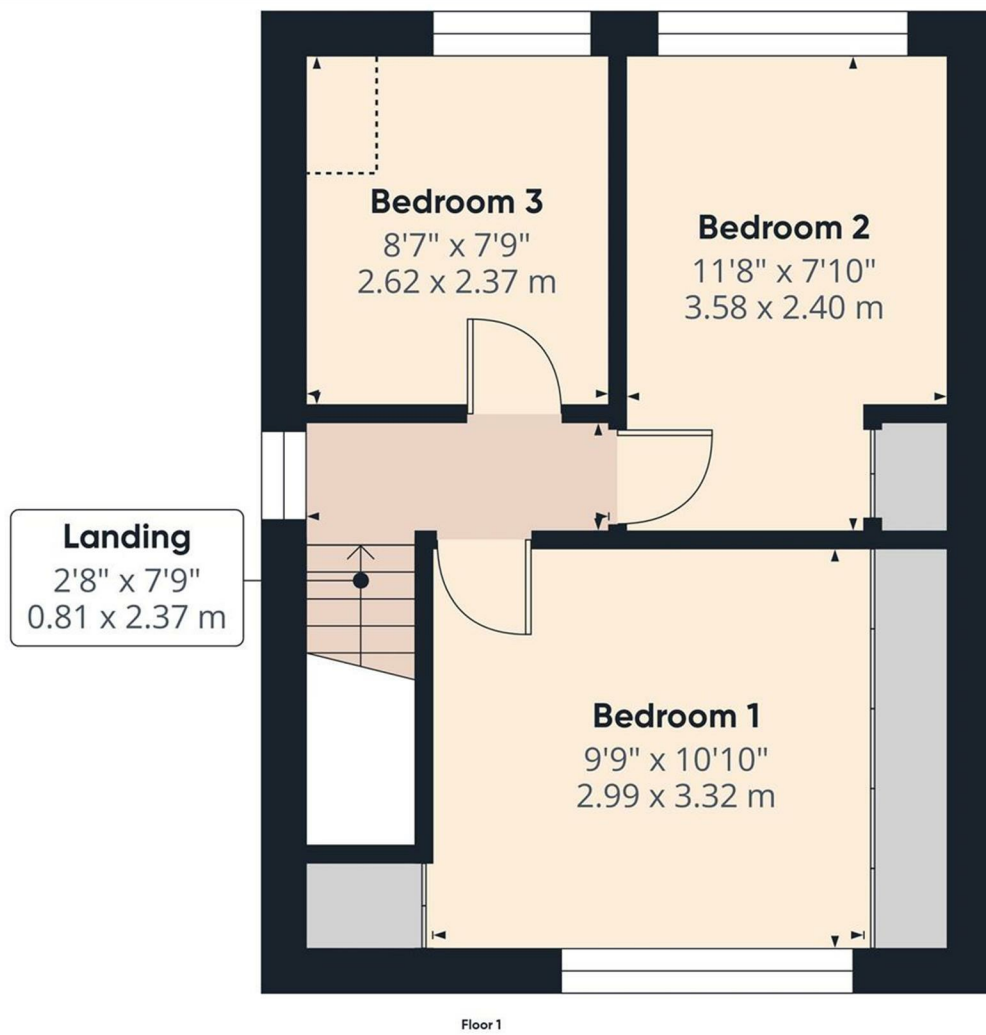


Approximate total area^m
467 ft²
43.4 m²

(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



Approximate total area[®]

315 ft²
29.2 m²

Reduced headroom

5 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(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	