



### 37 The Meadows, South Cave, East Yorkshire, HU15 2HR

Detached Bungalow

Three Beds / Two Baths

Spacious Lounge

Council Tax Band = D

Immaculately Presented

Beautifully Tended Gardens

Driveway & Garage

Freehold / EPC = C

£299,950

## INTRODUCTION

Presenting a beautifully presented detached bungalow, enjoying a generous plot complete with an attractive rear garden, driveway, and garage. This property is offered in impeccable 'move-in' condition, with accommodation briefly comprising an inviting entrance hallway, a spacious lounge, and a modern kitchen equipped with appliances. Three comfortable bedrooms are provided, including a main bathroom and a stylish en-suite shower room. A delightful garden room, accessible directly from the main bedroom, offers seamless access to the rear garden. Externally, a manicured lawned garden extends to the front, complemented by an open gravelled side garden adorned with neatly shaped shrubs. A block-paved driveway provides excellent parking and leads to the detached garage. The meticulously maintained rear garden boasts shaped lawns, gravelled paths, attractive planted borders, and a secure part-walled and fenced boundary. Additional practicality is offered by a large potting shed and a further brick store to the side.



## LOCATION

The Meadows is situated off Annie Med Lane in 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

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

Residential entrance door to:

### ENTRANCE HALL

Spacious and welcoming with cylinder/storage cupboard.



## LOUNGE

With feature fire surround housing a living flame gas fire. Bay window to the front elevation.



## KITCHEN

Having a range of modern base and wall units with laminate worktops incorporating a sink and drainer with mixer tap. Well equipped with a range of integrated appliances including an oven, microwave oven, induction hob, fridge/freezer, washing machine and dishwasher. Window to the front elevation.



## BEDROOM 1

With fitted furniture including wardrobes, drawers and overhead storage. Doors lead through to the garden room.



## EN-SUITE SHOWER ROOM

With stylish suite comprising a shower enclosure, wash hand basin and low flush W.C. Fully tiled with window to side.



### GARDEN ROOM

With inset spot lights and French doors opening out to the rear garden.



### BEDROOM 2/DINING ROOM

With French doors leading out to the rear garden.



### BEDROOM 3

Window to side.



### BATHROOM

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



## OUTSIDE

Externally, a manicured lawned garden extends to the front, complemented by an open gravelled side garden adorned with neatly shaped shrubs. A block-paved driveway provides excellent parking and leads to the detached garage. The meticulously maintained rear garden boasts shaped lawns, gravelled paths, attractive planted borders, and a secure part-walled and fenced boundary. Additional practicality is offered by a large potting shed and a further brick store to the side.



## 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 D. 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.





