

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



21 Rawdale Close, South Cave, East Yorkshire, HU15 2BT

- 📍 Great Plot
- 📍 Such A Convenient Location
- 📍 4 Bed Detached Property
- 📍 Council Tax Band = C
- 📍 Versatile Layout
- 📍 Immaculately Presented
- 📍 "Move In" Ready
- 📍 Freehold/EPC = C

£345,000

INTRODUCTION

Tucked away in a delightful plot with views towards Mount Airy is this attractive detached property, ideally located for South Cave's superb range of amenities. Immaculately presented and "move in" ready with no forward chain, an early viewing is strongly recommended. There are plenty of features to admire from excellent parking and a large garage to a versatile layout providing bedrooms to both ground and first floor. The accommodation is depicted on the attached floorplan and briefly comprises a modern fitted kitchen, large living room, shower room and two reception rooms/bedrooms depending on requirements. Upstairs are two further double bedrooms and a cloak room. The property boasts gas fired central heating with underfloor heating throughout the ground floor and to radiators upstairs. The gardens are particularly appealing having lawns and mature borders which provide seclusion. There is also a greenhouse and a number of fruit trees. (It is understood that the property owns the land to the main highway of Rawdale Close however provides access across the front portion to the neighbouring property at 19a.)

LOCATION

Rawdale Close is a residential cul-de-sac situated off Market Place close to the centre of this popular West Hull village. 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 with glazed side panel gives access to:

ENTRANCE HALL

With staircase leading to the first floor off and storage cupboard beneath.

LIVING ROOM

A lovely room having twin aspects with windows to both front and side elevations. Ample space for dining table and lounge suite etc..



KITCHEN

Having a striking range of beautiful fitted units with work surfaces and integrated appliances including oven, microwave, four ring gas hob, extractor hood above, plumbing for an automatic washing machine, fridge, freezer. Tiled floor, window to front elevation. External access door to side.



BEDROOM 3/DINING ROOM

With door and side panels opening out to the rear garden. Built in cupboard/wardrobe with sliding oak doors.



BEDROOM 4

Window to rear elevation. Built in cupboard with sliding oak doors.



SHOWER ROOM

With white suite comprising low level W.C., wash hand basin, corner shower cubicle. Tiling to walls and floor, heated towel rail.



FIRST FLOOR

LANDING

With door to eaves providing excellent storage.

BEDROOM 1

A good sized double bedroom with large picture window to the rear providing a beautiful view of Mount Airy beyond.



BEDROOM 2

Window to front elevation.



CLOAK ROOM

With low level W.C. and wash hand basin.



OUTSIDE

Excellent parking is available to the front of the property and driveway in addition to the large detached garage. The gardens are particularly appealing having lawns and mature borders which provide seclusion. There is also a greenhouse and a number of fruit trees. It is understood that the property owns the land to the main highway of Rawdale Close however provides access across the front portion to the neighbouring property at 19a.





GARAGE

20'2" x 10'7" approx (6.15m x 3.23m approx)

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. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

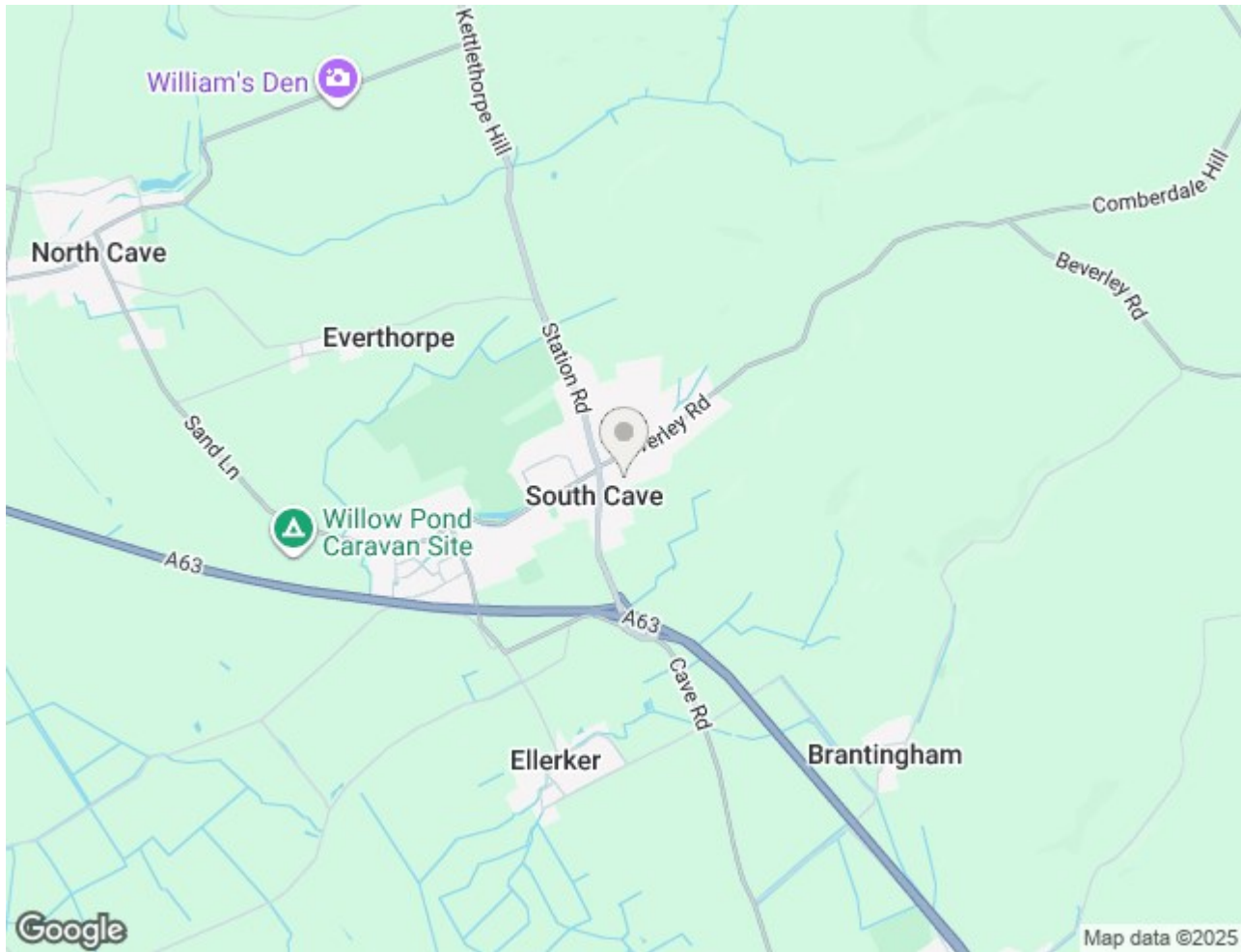
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

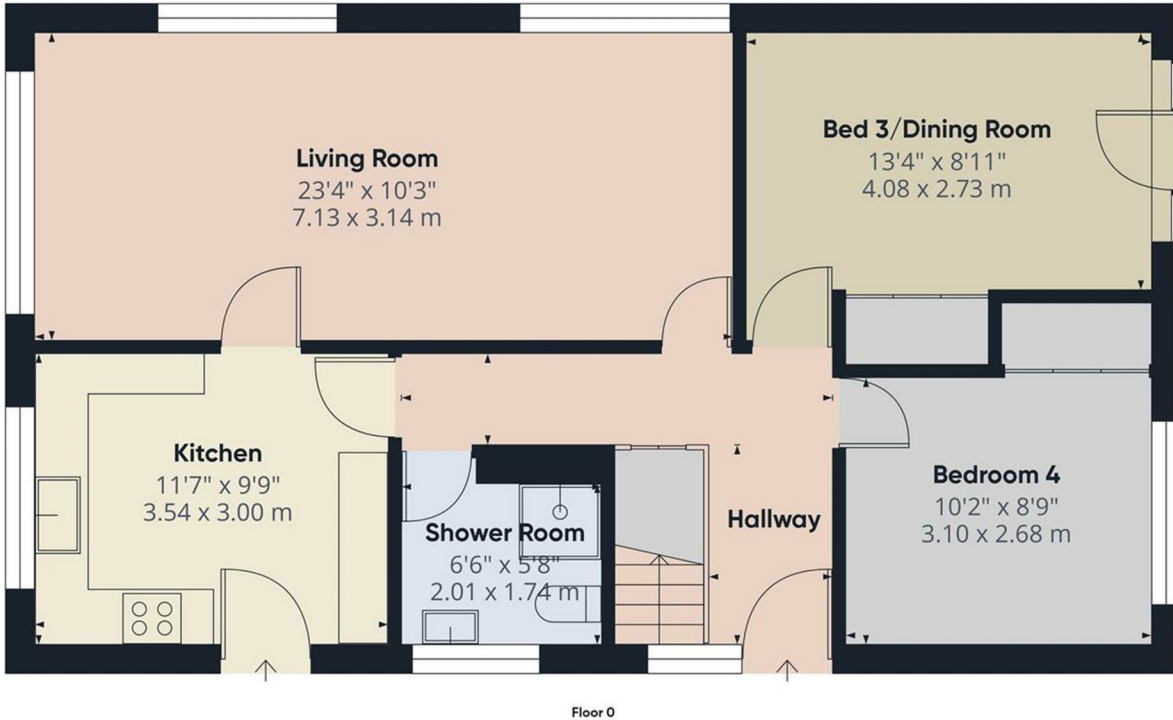
PHOTOGRAPH DISCLAIMER

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.

PROPERTY TO SELL?

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.



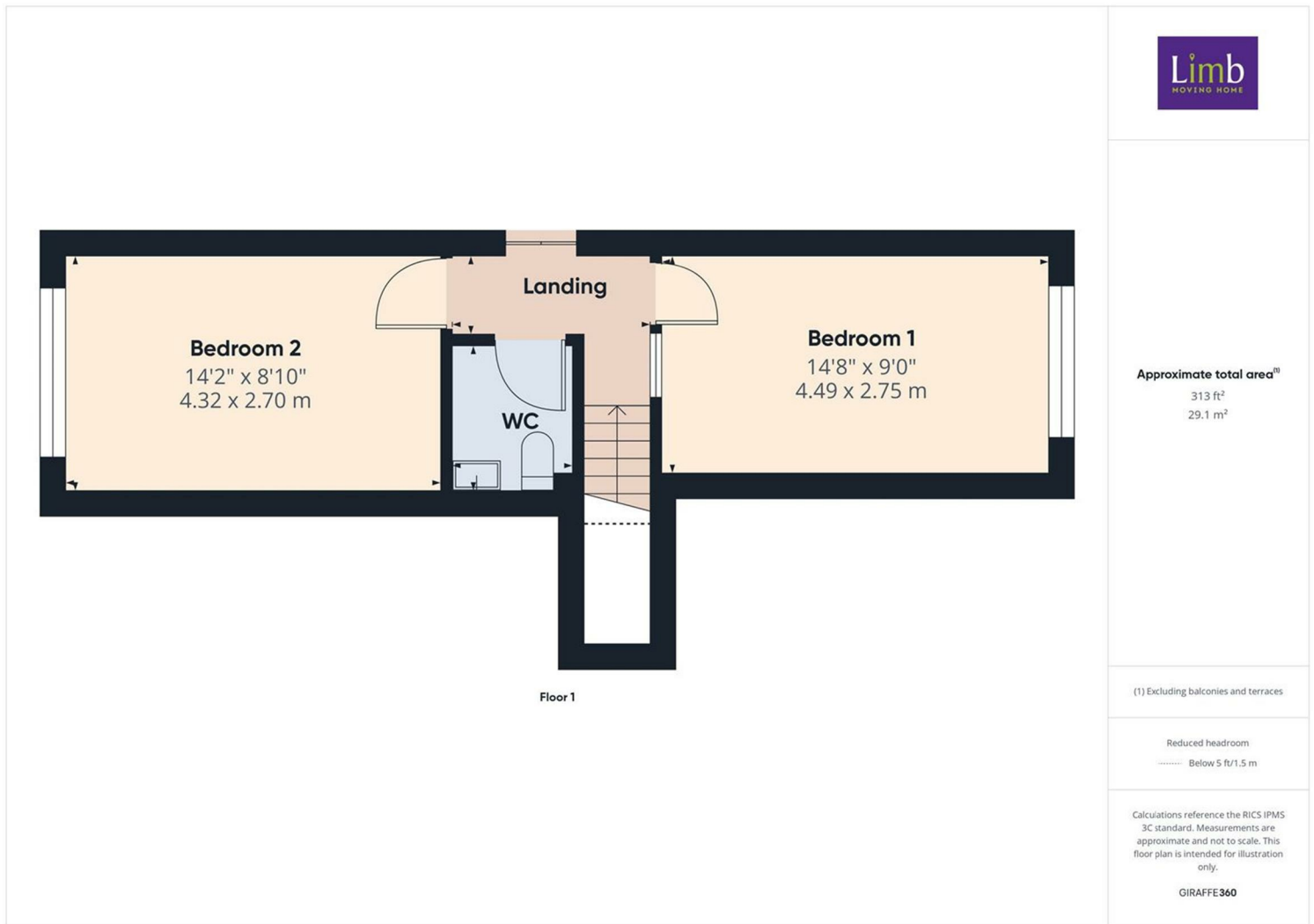


Approximate total area⁽¹⁾
749 ft²
69.5 m²

(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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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	