



39 West Hall Garth, South Cave, East Yorkshire, HU15 2HA

- 📍 Semi-Detached House
- 📍 Superb Dining Kitchen
- 📍 3 Good Bedrooms
- 📍 Council Tax Band = C

- 📍 Extensive Driveway
- 📍 Garden & Garage
- 📍 No Onward Chain!
- 📍 Freehold / EPC = C

£239,950

INTRODUCTION

Standing in a popular street scene is this three-bedroom semi-detached house, offering modern and stylish accommodation with the benefit of no onward chain. Viewing is essential to fully appreciate the space and quality of this ideal first-time buyer home.

This attractive home features gas fired central heating, uPVC double glazing, and attractive oak internal doors. The accommodation begins with an entrance hall that leads through to a spacious lounge, complete with oak flooring.

The true heart of the home is the full-width dining kitchen at the rear. This superb space offers an array of modern units, integrated appliances, and features double doors that open directly onto the garden, making it an excellent space for daily life and entertaining.

Upstairs, there are three good-sized bedrooms and a modern family bathroom. Bedroom Two includes fitted wardrobes, and the third room offers flexibility as a bedroom or home office. For comfort, blackout blinds are fitted to the windows in all three bedrooms.

Outside, the property is complemented by excellent external features. Substantial off-road parking is provided by a block-set forecourt and driveway, which leads to the garage. The attractive rear garden offers a paved patio, a lawn, and a decked area situated to one corner, providing a pleasant space to relax and enjoy the warmer weather.

LOCATION

West Hall Garth is a popular residential area which is approached from Annie Med Lane or Pinfold in the village of South Cave. One of areas most vibrant and desirable villages, South Cave offers a good range of shops and amenities, recreational facilities and schooling. Convenient access is available to the A63/M62 motorway network and a mainline railway station is located in the nearby village of Brough. The surrounding area is characterised by beautiful rolling countryside and attractive villages.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With oak flooring and a staircase leading up to the first floor.

LOUNGE

13'5" x 12'10" approx (4.09m x 3.91m approx)

With oak flooring, designer radiator, wall mounted TV point and window to the front elevation.



DINING KITCHEN

16'2" x 10'4" approx (4.93m x 3.15m approx)

This superb room stretches across the rear of the house with window and double doors leading out to the rear garden. The kitchen has an extensive range of fitted units with oak worktops incorporating a one and a half bowl sink with mixer tap. Integrated appliances include an oven, combination microwave oven, four ring gas hob with stainless steel back and filter hood above, dishwasher, fridge/freezer and washing machine. There are pendant lights above the breakfast bar area.



KITCHEN AREA



DINING/LIVING AREA



FIRST FLOOR

LANDING

With window to side elevation.



BEDROOM 1

13'5" x 10'0" approx (4.09m x 3.05m approx)

Window to the front elevation.



BEDROOM 2

11'0" x 9'10" approx (3.35m x 3.00m approx)
With fitted wardrobes and window to rear elevation.



BEDROOM 3

10'2" x 6'5" approx (3.10m x 1.96m approx)
With built in wardrobe and window to side.



BATHROOM

With modern suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Tiling to walls and floor. Window to rear.



OUTSIDE

Substantial off-road parking is provided by a block-set forecourt and driveway, which leads to the garage. The attractive rear garden offers a paved patio, a lawn, and a decked area situated to one corner, providing a pleasant space to relax and enjoy the warmer weather.



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.

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.

VIEWING

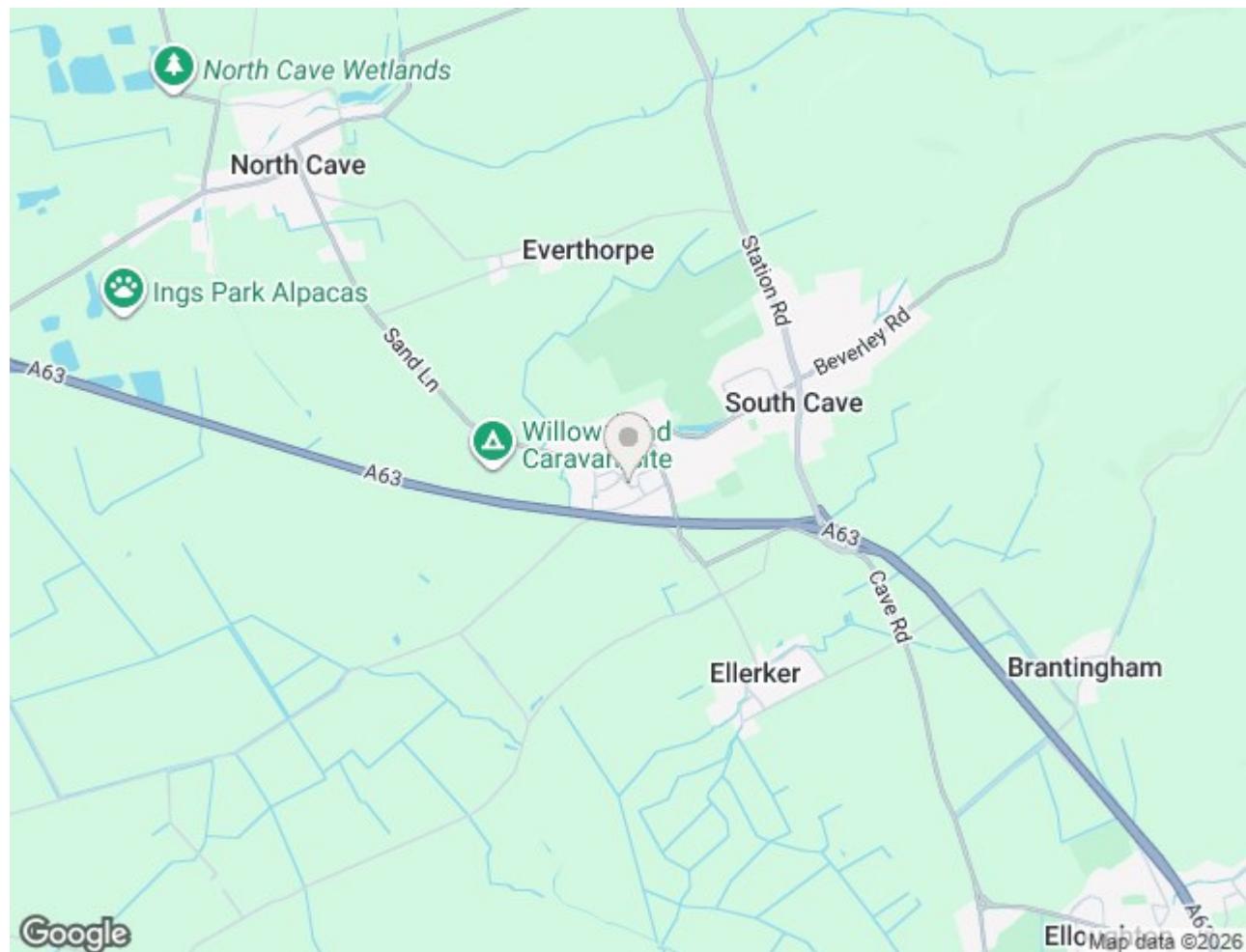
Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

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.



Ground Floor

Approx. 36.6 sq. metres (393.6 sq. feet)



Total area: approx. 75.0 sq. metres (807.4 sq. feet)

39 West Hall Garth

First Floor

Approx. 38.4 sq. metres (413.8 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(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	