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Limb
MOVING HOME



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

📍 Semi Detached Bungalow

📍 Renovation Required

📍 Very Popular Area

📍 Council Tax Band = C

📍 Currently 2 Bedrooms

📍 C/Heating & D/Glazing

📍 No Onward Chain

📍 Freehold/EPC = D

£200,000

INTRODUCTION

Ripe for renovation is this very well proportioned semi detached bungalow which stands in an extremely popular location, well placed for a variety of amenities including a nearby convenience store. The accommodation is depicted on the attached floorplan and briefly comprises a central hallway, large lounge, 2 good bedrooms, kitchen and shower room. There is a gas fired central heating system installed served via an Ideal gas boiler and there is also a combination of aluminium and uPVC framed double glazing. This opportunity offers a solid foundation for someone to acquire a bungalow in a very popular area and put their own stamp upon it with the potential to also remodel as a number of neighbours have done. Outside a driveway provides parking and there are gardens to both front and rear.

LOCATION

West Hall Garth is a popular residential area which is approached from either Pinfold or Annie Med Lane 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 HALL

A central hallway with cupboard situated off.

LOUNGE

A spacious lounge with large picture window to front and windows to either side of the feature fireplace.



KITCHEN

Having a selection of fitted units with sink and drainer, plumbing for automatic washing machine. Window to side. Door to rear into a lean-to veranda.



BEDROOM 1

A double bedroom with fitted wardrobes running to one wall, window to front elevation.



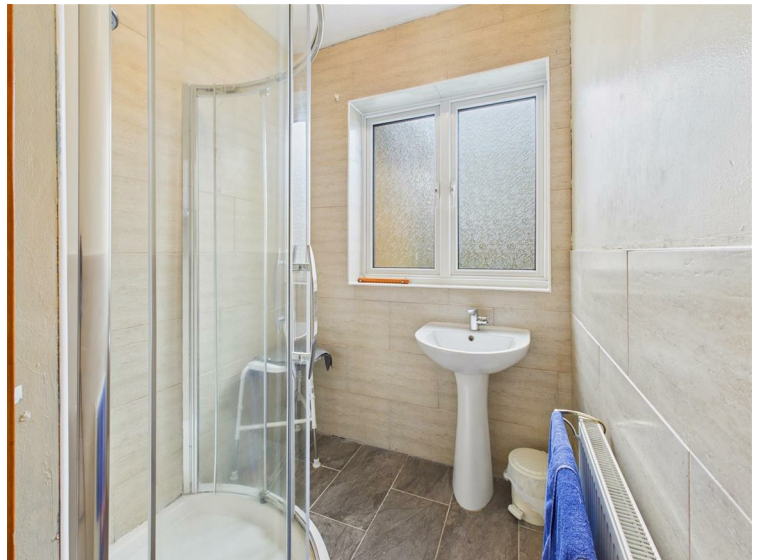
BEDROOM 2

Window to rear elevation.



SHOWER ROOM

With suite comprising corner shower cubicle, wash hand basin, tiled surround.



SEPARATE W.C.

With low level W.C..

OUTSIDE

Garden area to front with lawn and shrubbery. A side drive provides off street parking. To the rear extends a lawned garden, again with shrubbery. There is also a garden shed.



HEATING

The the property has the benefit of gas fired central heating installed served via an Ideal gas boiler.

GLAZING

The property has the benefit of a combination of aluminium and uPVC framed double glazing.

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

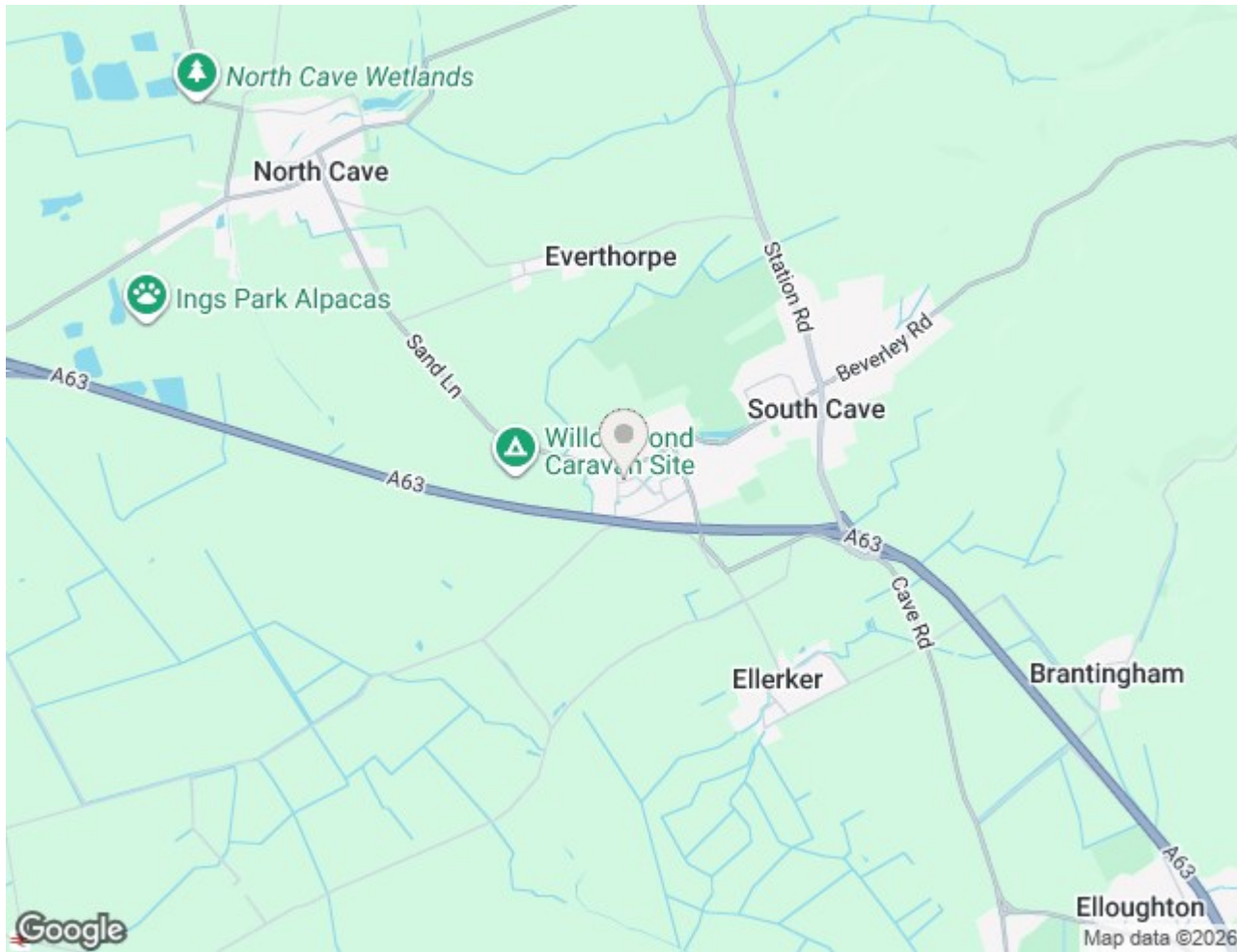
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are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





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(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	