

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*51 Castle Drive, South Cave, East Yorkshire, HU15 2ES*

- 📍 Detached House
- 📍 Ideal Family Accommodation
- 📍 4 Beds/2 Baths
- 📍 Council Tax Band = E
- 📍 Modern Dining Kitchen
- 📍 Westerly Rear Garden
- 📍 Driveway & Garage
- 📍 Freehold / EPC = D

**£375,000**



## INTRODUCTION

This well-presented detached home is ideally suited for family life, offering a blend of stylish design and a functional layout. The ground floor is centered around an open-plan dining kitchen, which serves as a bright social hub with direct access to the rear garden. For added versatility, pocket doors allow the space to be opened up to the lounge or closed off for a more traditional, cozy feel. Practical essentials are well-catered for with a separate utility room, a guest cloakroom, and an entrance hallway.

On the first floor, the accommodation consists of four well-sized bedrooms, including a stylish en-suite shower room to the principal bedroom and a modern family bathroom. The exterior is equally well-considered, featuring a lawned front garden and a driveway leading to a single integral garage. The westerly facing rear garden is a particular highlight, offering a mix of lawn, patio areas, and mature shrubs, making it an ideal space for enjoying the afternoon and evening sun.



## LOCATION

Castle Drive is a sought after residential area situated off Church Street, close to the village centre. 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 into Hull, Beverley, York, Leeds and the West Riding with immediate access 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, a number of public houses and restaurants together with golf course and country club. The village has a junior school and is in the South Hunsley School catchment area.

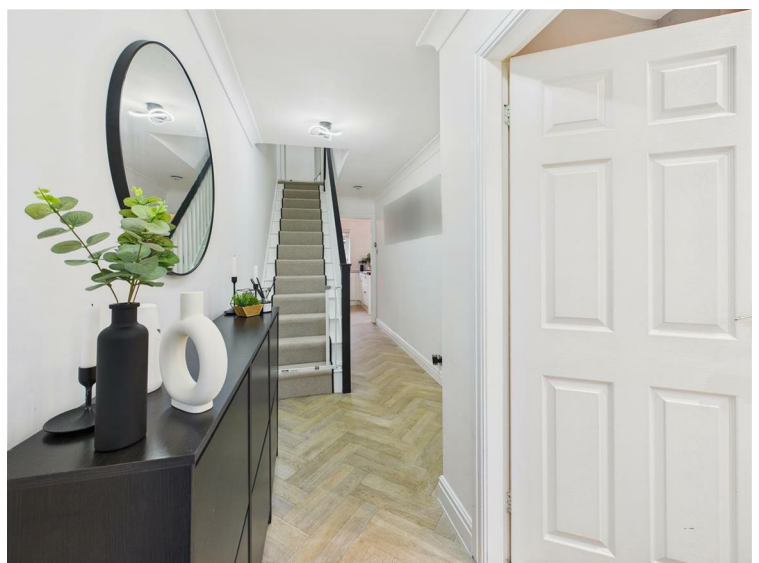
## ACCOMMODATION

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

Residential entrance door to:

## ENTRANCE HALLWAY

With staircase leading up to the first floor.



## CLOAKS/W.C.

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



## DINING KITCHEN

Having a range of base and wall units with complementing worktops incorporating a sink and drainer with mixer tap, oven, four ring gas hob with filterhood above plus a dishwasher. The dining area has double doors leading out to the rear garden and pocket doors which open through to the lounge.



## KITCHEN AREA





## DINING AREA



## LOUNGE

With media wall with electric stove upon a slate hearth with reclaimed brick inset and solid oak mantle. Window to the front elevation.



## UTILITY

With fitted units, integrated microwave and fridge/freezer, plumbing for a washing machine and external access door to rear.



## FIRST FLOOR

### LANDING

With large airing cupboard housing a pressurised cylinder. Loft access hatch.

### BEDROOM 1

With fitted wardrobes and window to the front elevation.



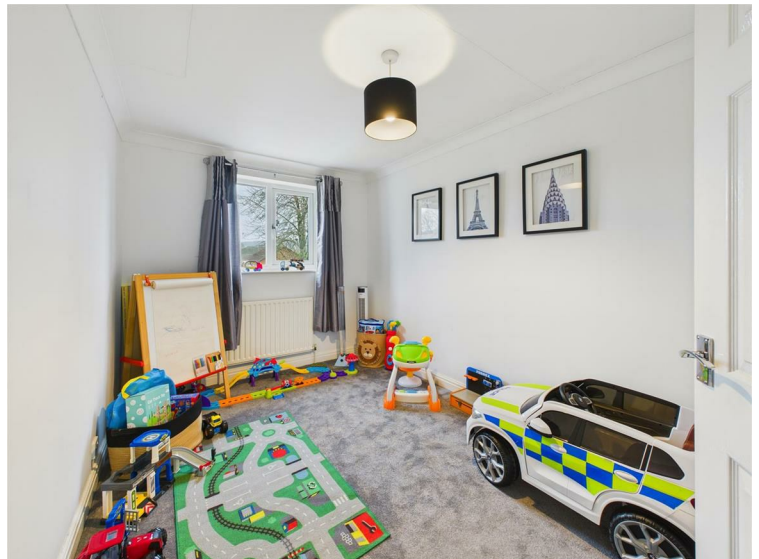
## EN-SUITE SHOWER ROOM

With stylish suite comprising a shower enclosure, vanity unit with feature wash hand basin, low flush W.C. tiled floor and part tiling to walls. Window to front.



## BEDROOM 2

With fitted wardrobes and window to the front elevation.





## BEDROOM 3

Window to rear.



## BEDROOM 4

Window to rear.



## BATHROOM

With suite comprising a bath with shower attachment, wash hand basin and low flush W.C. Heated towel rail, tiling to walls and floor, window to rear.



## OUTSIDE

The front of the property features a lawned front garden and a driveway leading to a single integral garage. The westerly facing rear garden is a particular highlight, offering a mix of lawn, patio areas, and mature shrubs, making it an ideal space for enjoying the afternoon and evening sun.



## REAR VIEW



## HEATING

The property has the benefit of gas fired central heating.

## GLAZING

The property has the benefit of 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 E. 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

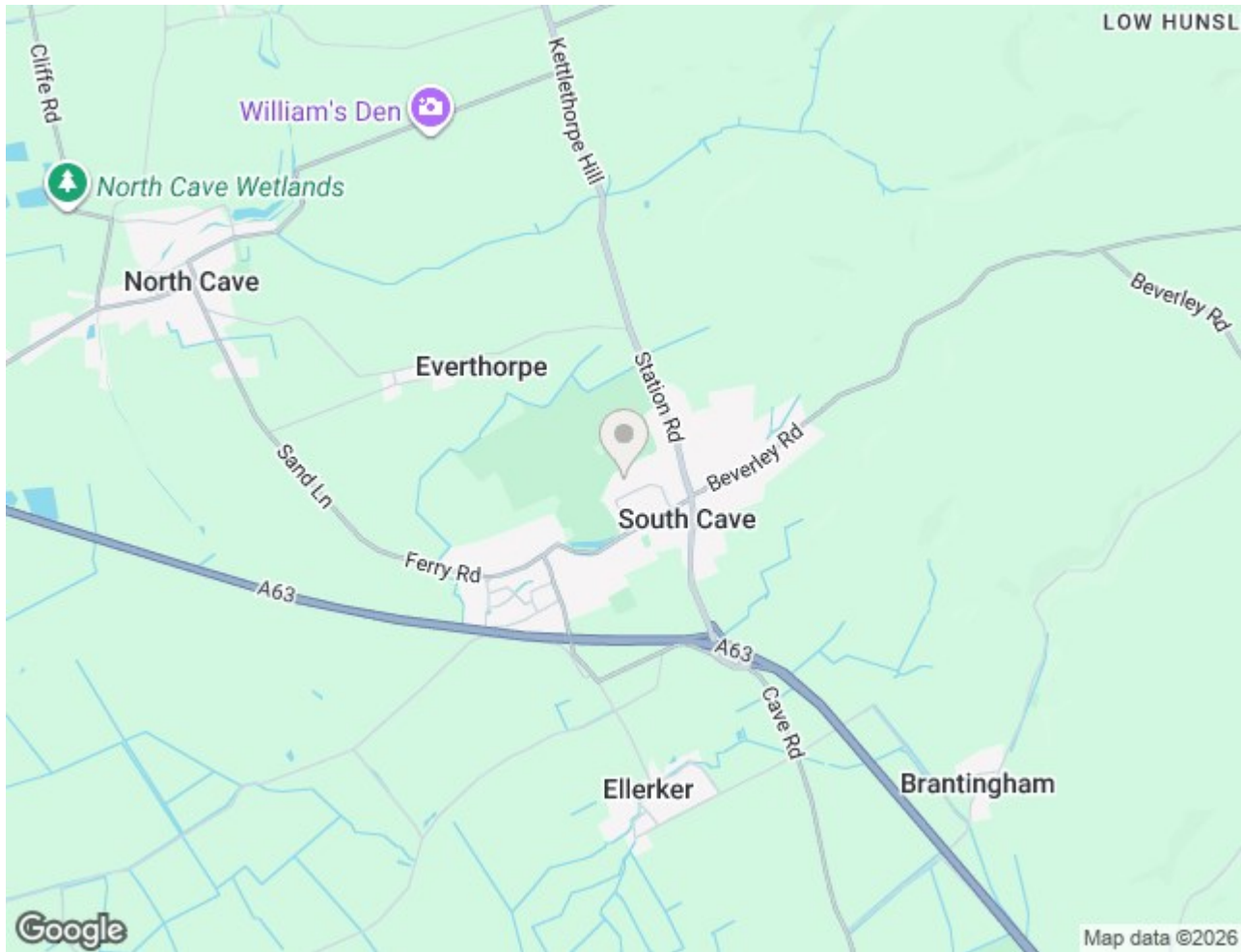
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are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

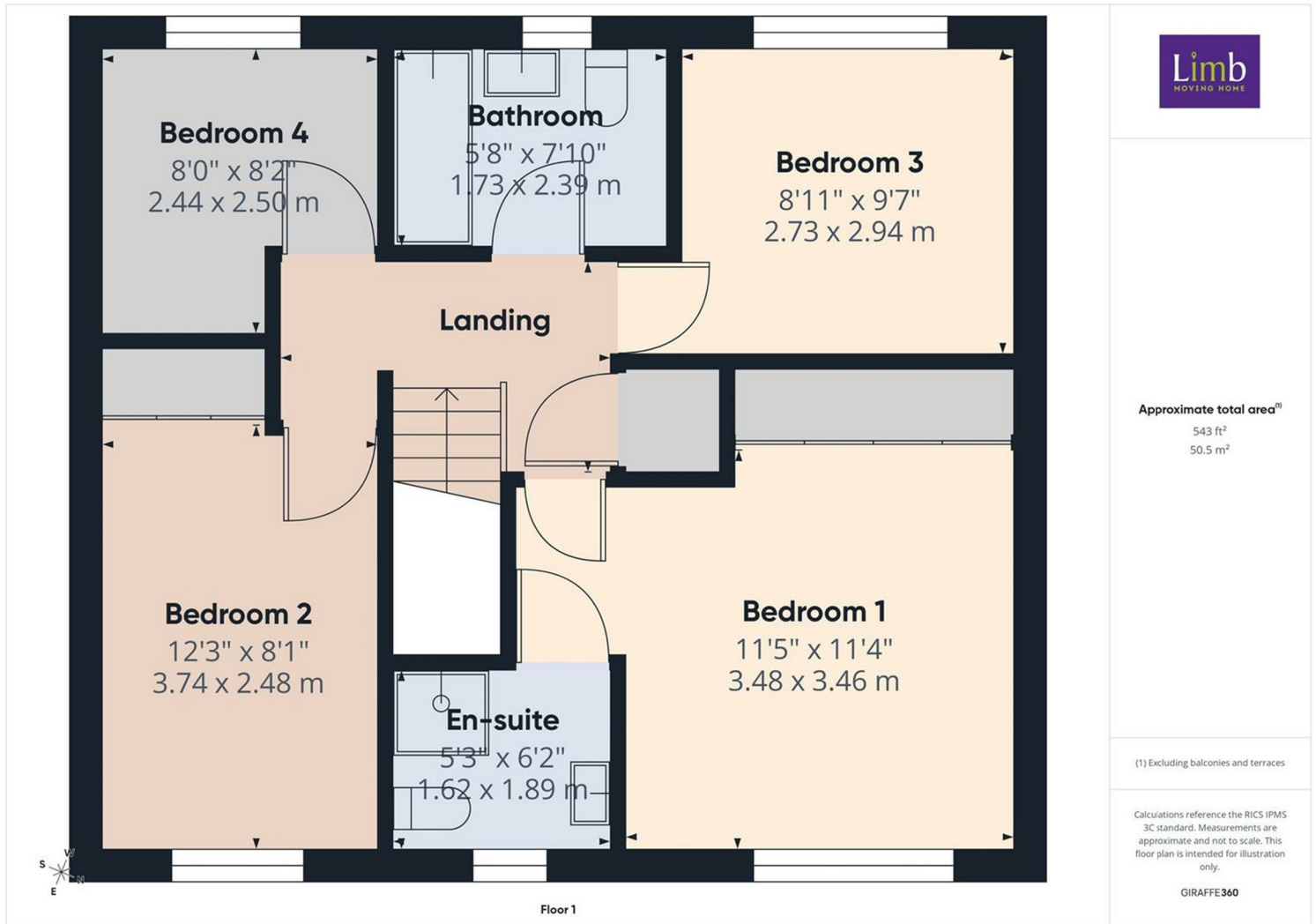
## PROPERTY TO SELL?

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		
(69-80) C		
(55-68) D	67	82
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	