



13 Market Place, South Cave, Brough, East Yorkshire, HU15 2BS

- Two Bedroom Mid Terrace Cottage
- Generous Established Rear Garden Plot
- Kitchen with Dining Area and Shower Room Utility
- First Floor Family Bathroom
- Delightful Rear Garden with Wildlife Pond and Sheds/Stores
- Much Improved and Extended Accommodation
- Entrance into Sitting Room
- First Floor with Two Double Bedrooms, Shower off Bedroom One
- Second Floor Attic Space
- Internal and External Viewing Highly Recommended

Offers In The Region Of £275,000



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Welcome to this charming mid-terrace house located in the heart of Market Place, South Cave, Brough. This delightful property has been extended and much improved over many years to provide a fabulous home. Believed to have parts dating back to 1790 the cottage boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms, there's plenty of space for a small family or guests to stay over. The well proportioned rear garden is a real joy with established areas, trees, bushes and shrubs.

The property features a well-maintained bathroom, ensuring your comfort and convenience. The classic mid-terrace design adds character to the home and provides a warm and inviting atmosphere. With a gas fired central heating system and part triple and double glazed windows.

Situated in a prime location, you'll have easy access to local amenities, shops, and eateries, making everyday living a breeze. Whether you're looking for a village retreat or a vibrant community to be a part of, this house offers the best of both worlds.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the charm of Market Place living in South Cave, Brough.

Location

South Cave is a desirable village located approximately 14 miles to the west of Hull City Centre. Standing just off the A63 the village enjoys access to the West Riding via the M62 motorway and in turn to the national motorway network. The village is served by local amenities including two convenience shops (one of which contains a sub post office), public houses, primary school and the Cave Castle Hotel & Country Club.

Entrance into Sitting Room

13'4" x 11'7" extends to 14'5" (4.068m x 3.534m extends to 4.401m)

Main composite entrance door leads directly into the property. Window to the front elevation, multi fuel room heater stands on a raised hearth with timber mantel. Wooden flooring, radiator, under stairs cupboard and stairs lead off to the upper floor accommodation. Steps down leading into:

Kitchen Area

14'8" x 10'9" (4.482m x 3.279m)

Fitted with a matching range of base and wall units with contrasting work surfaces over with tiled splash backs. Franke sink with mixer tap, Miele dishwasher, Technik dual fuel range cooker with extractor hood over and space for free standing LG fridge freezer which is also to be included within the sale. Island unit with cupboards, wine rack and contrasting work surface. Feature stone faced wall, pantry cupboard off, bamboo style flooring and open plan access into:

Dining Area

12'3" x 10'7" (3.748m x 3.238m)

A lovely room suitable for a dining or additional living space. Overlooking the rear garden with French doors to the rear, two roof light windows with remote controlled blinds, radiator, bamboo style flooring and access into:

Shower Room Utility

3'5" x 10'5" (1.056m x 3.190m)

A versatile space which is divided with a shower area with mains shower unit with screen, wash hand basin and WC. Tiling to the walls, towel rail radiator and extractor fan. There is also space for a washing machine and a wall mounted Vaillant gas fired central heating boiler.

First Floor

Split level landing areas with access to rooms off and stairs to the second floor attic space. Shelving and access to small loft space.

Bedroom One with Shower

11'9" x 11'5" extends to 14'6" (3.594m x 3.481m extends to 4.436m)

Window to the front elevation, radiator, store cupboards/wardrobes and shower area off with electric shower unit, tiling to the walls and extractor fan.

Bedroom Two

9'8" to chimney breast x 10'10" (2.967m to chimney breast x 3.305m)

Window to the rear elevation, radiator and store cupboard/wardrobe.

Bathroom

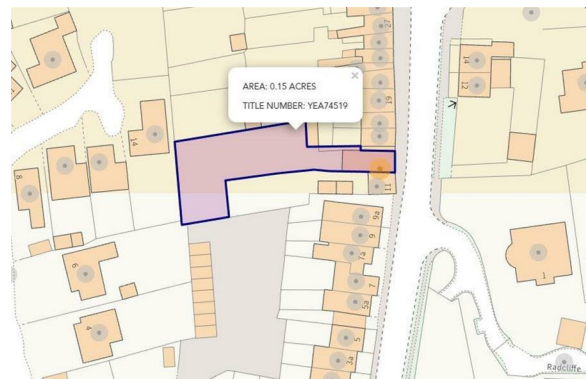
6'0" x 8'9" (1.835m x 2.676m)

Fitted with a three piece suite of roll top bath with claw style feet, wash hand basin and WC. Window to the rear elevation, tiled effect flooring and radiator.

Second Floor Attic Space

14'9" x 14'4" (4.507m x 4.380m)

Believed to have been converted around 1965, this boarded out and carpeted attic space has a Velux roof light window, sloping ceiling profiles, radiator and store cupboard.



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Outside

The property stands on to main front footpath, there is a shared side passageway which provides pedestrian access to the rear of the property. The fabulous rear garden is a real attraction of this lovely home and has established lawned areas with mature bushes trees and shrubs. Defined patio areas with pathway to the far end of the garden. There is a small wildlife pond, two garden sheds/stores (one with power), vegetable plots and fruit beds. At the far end of the garden can be found an EV charging point.

Right of Way and Flying Freehold

We have been informed that there is a pedestrian right of way across the rear of the property for the owner of number 11, this allowing them access to the passageway and in the turn the front onto Market Pace. The property is subject to a flying freehold with number 15 over the passageway between the two properties.

Overage Clause

It must be noted that "The property is sold subject to a new overage provision reserving to the seller the benefit of a 25% of the uplift from the sale price of any future development of the rear garden area for a 25 year term for any residential or commercial property planning approval. This would exclude extension to the current dwelling"

Energy Performance Certificate

The current energy rating on the property is pending.

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number SCA072013000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have not been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation


Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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