



## 24 Beverley Road, South Cave, Brough, East Yorkshire, HU15

- Four Bedroom Detached Family House
- Entrance Hall with Cloakroom/WC
- Dining Kitchen with access to Rear Entrance Utility
- Three Further Bedrooms and Family Bathroom
- Off Road Parking Area with Double Garage
- Well Regarded West Hull Village Location
- Lounge with Conservatory and Separate Sitting Room
- Master Bedroom with Dressing Room and En Suite Area
- Gardens to Front, Side and Rear
- Gas Central Heating System and Double Glazed (except front door)

**Offers In The Region Of £395,000**



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: [info@leonards-property.co.uk](mailto:info@leonards-property.co.uk)

Website: [www.leonards-property.co.uk](http://www.leonards-property.co.uk)

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: [brough@leonards-property.co.uk](mailto:brough@leonards-property.co.uk)

# 24 Beverley Road, South Cave, Brough, East Yorkshire, HU15 2AU

Four bedroom detached family house, built by Persimmon Homes. The property occupies a pleasant slightly elevated position with South Cave Beck running to the front. The accommodation comprises:- Entrance hall with stairs leading off to the first floor accommodation, cloakroom/WC, lounge, sitting room, dining kitchen, rear entrance utility, conservatory, master bedroom with dressing room and en suite area, three further bedrooms and a family bathroom. To the outside there are garden areas to the front, side and rear with off road parking and access to the double semi detached garage. Gas fired central heating system and double glazing (except front door). Viewing via Leonards.

## 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 Hall

Main timber entrance door provides access into the welcoming hallway. Stairs lead off to the first floor accommodation with useful under stairs storage cupboard with light. Window to the side elevation with radiator beneath, wall light and access into the ground floor rooms off.

## Cloakroom WC

Fitted with a two piece suite of WC and pedestal wash hand basin with mixer tap and tiled splashback. Window to the front elevation and radiator.

## Lounge

12'1" x 20'0" + bay (3.703m x 6.105m + bay)

Bay window to the front elevation, wall mounted log effect gas fire, two radiators and French doors opening into the conservatory.

## Sitting Room

10'4" x 10'5" (3.152m x 3.190m)

Window to the front elevation and radiator.

## Dining Kitchen

19'7" x 9'0" (5.976m x 2.749m)

Fitted with a range of Roses of Beverley base cupboard and drawer units with contrasting work surfaces over which incorporate the single drainer sink unit with mixer tap and tiled splashbacks. Built in appliances of electric double oven with five ring gas hob over and extractor hood. Built in dishwasher and space for upright fridge/freezer. Two windows to the rear elevation (one looking into the conservatory), radiator and wood effect floor covering.

## Side Entrance Utility Room

6'9" x 8'9" (2.061m x 2.676m)

Work surface with single drainer sink unit with mixer tap, tiled splashback and cupboard beneath. Wall mounted cupboard (housing the consumer unit). Wall mounted Ideal gas fired central heating boiler and radiator. Window to the rear elevation and side entrance door to the outside. Internal door leads into:

## Conservatory

16'1" max x 12'6" max (4.909m max x 3.833m max)

Overlooking the rear garden with French doors to the garden and two wall lights.

## First Floor Landing

Access to part boarded loft space with ladder access and light. Access doors to all rooms off.

## Master Bedroom

15'3" x 10'9" (4.658m x 3.292m)

Window to the front elevation, radiator and archway leading into:

## Dressing Room

8'11" x 7'6" to back of the wardrobes (2.718m x 2.305m to back of the wardrobes)

Circular feature window to the front elevation with radiator beneath, fitted wardrobes with mirror fronted sliding doors and shelf.

## En Suite Shower Room

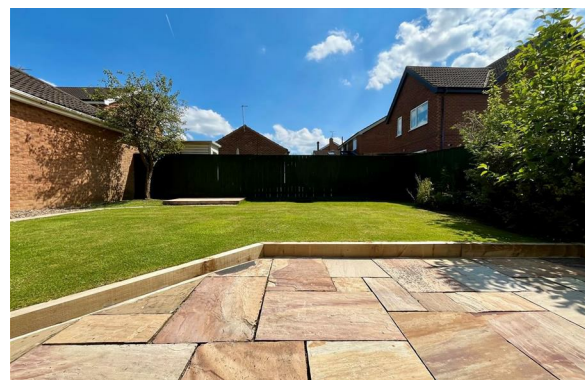
4'10" x 8'10" (1.488m x 2.700m)

Now ready for a full refit. The space is designed to contain a double shower cubicle, wash hand basin and WC. There is a tall towel radiator and tiling to the walls.

## Bedroom Two

12'5" x 10'9" includes wardrobe (3.786m x 3.286m includes wardrobe)

Window to the front elevation with radiator beneath, fitted with wardrobe with sliding doors (part mirrored) and hanging rails and storage areas. Airing cupboard off with hot water tank and shelving.



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### Bedroom Three

11'3" into alcove x 9'0" max size (3.433m into alcove x 2.753m max size)

Window to the rear elevation with radiator beneath, alcove with fitted storage unit.

### Bedroom Four

7'0" x 8'11" (2.145m x 2.735m)

Window to the rear elevation and radiator.

### Family Bathroom

8'5" x 5'8" (2.575m x 1.728m)

Fitted with a white three piece suite of panelled bath with Mira Go Power shower over with rail and curtain, pedestal wash hand basin and WC. Part tiled walls, radiator and window to the rear elevation.

### Outside

A shared access leads over the bridge and provides access to the property and the neighbouring properties. The house occupies a pleasant garden plot, the property stands slightly elevated from the main road frontage. A lawned front garden extends down into the beck. A side paved parking area provides off road parking and access to the semi-detached double garage (with number 26). There is an additional grassed area with two trees at the side of the garage which also belongs to the property. The enclosed south easterly facing rear garden has fenced boundaries and lawned, paved and stoned areas. There is a concrete base at the far end of the garden which is useful for standing of a garden shed/store.

### Double Garage

17'2" x 16'5" (5.240m x 5.004m)

With roller front access door, light, power and side pedestrian access door.

### Personal Interest Declaration

Under the Estate Agents Act 1979 we are obliged to advise that the seller of this property is an employee of Leonards.

### Energy Performance Certificate

The current energy rating on the property is C (71).

### 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 E for Council Tax purposes. Local Authority Reference Number SCA009024000. 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 & 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 £62.50 + VAT (£75.00 including VAT) from Jane Brooks Law or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. 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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## 24 Beverley Road



| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Vary energy efficient - lower running costs<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not energy efficient - higher running costs | 71      | 81        |
| <b>England &amp; Wales</b><br>EU Directive 2002/91/EC   |         |           |

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