

LEONARDS

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9 Bridge Road, South Cave, Brough, East Yorkshire, HU15 2JE

- Well Presented Four Bedroom Link House
- Entrance Hall with Stairs off
- Dining Kitchen with Open Plan access to Garden Room
- Four First Floor Bedrooms
- Garden Areas to Front and Rear
- Viewing Highly Recommended
- Lounge with Multi Fuel Room Heater
- Utility Area with Ground Floor WC
- En Suite Shower Room and Family Bathroom
- Driveway with Single Garage

Offers In The Region Of £240,000



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9 Bridge Road, South Cave, Brough, East Yorkshire, HU15 2JE

Nestled in the charming village of South Cave, Brough, this delightful link terrace house on Bridge Road offers a perfect blend of comfort and convenience. With its inviting façade and well-maintained exterior, this property is sure to capture your attention.

Inside, you will find two reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a pleasant garden room. The heart of the home is complemented by a well-appointed kitchen, which is ideal for preparing meals and enjoying family gatherings.

The property boasts four generously sized bedrooms, providing plenty of room for family members or guests. Each bedroom offers a peaceful retreat, ensuring restful nights and rejuvenating mornings. With an en suite shower room off the main bedroom and a family bathroom which caters to the needs of the household.

One of the standout features of this home is the parking space available. This added convenience allows for easy access and peace of mind, especially for families with multiple cars.

South Cave is known for its picturesque surroundings and community spirit, making it an ideal location for families and professionals alike. With local amenities, schools, and parks within easy reach, this property offers a wonderful opportunity to enjoy a balanced lifestyle in a friendly neighbourhood.

In summary, this link terrace house on Bridge Road is a fantastic opportunity for those seeking a spacious family home in a desirable location. With its ample living space, four bedrooms, and convenient parking, it is a property that truly deserves your attention. Don't miss the chance to make this lovely house your new home.

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.

Side Entrance Hall

Main side entrance door provides access into the welcoming hallway. Stairs lead off to the first floor accommodation, radiator and feature exposed wooden flooring.

Lounge

10'11" x 17'8" (3.333m x 5.404m)

Front facing lounge with window, multi fuel room heater, radiator and feature exposed wooden flooring.

Dining Kitchen

16'3" x 8'6" (4.974m x 2.603m)

Fitted with a modern range of base and wall units, contrasting work surfaces incorporate the single bowl sink unit. Space for appliances of slot in cooker, fridge/freezer and dishwasher. Window to the rear elevation, radiator and feature exposed wooden flooring. Open plan access to the garden room and access into the utility area and WC off.

Garden Room

8'7" x 8'4" (2.624m x 2.552m)

Overlooking the rear garden area with access door to the side elevation and feature exposed wooden flooring.

Utility Area

5'0" x 5'11" (1.530m x 1.824m)

With worktop and plumbing for washing machine, tiling to the walls and floor. Access into:

Ground Floor WC

Suite of macerator toilet, wash hand basin and tiling to the walls.

First Floor Landing

Access to all rooms off.

Loft

16'6" x 13'7" (5.043m x 4.146m)

Rooflight window, part boarded with carpet and light.

Bedroom One

9'0" x 10'1" (2.768m x 3.077m)

Window to the front elevation, radiator, inset ceiling lights and open plan access into:

En Suite Shower Room

9'1" x 5'7" (2.775m x 1.722m)

Fitted with a three piece suite of step in corner shower cubicle with mains plumbed shower, wash hand basin set in vanity unit and WC. Towel rail radiator, part tiled walls, wooden effect flooring with under floor heating.



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Bedroom Two

10'8" x 12'8" (3.262m x 3.864m)

Window to the rear elevation, radiator and wooden effect flooring.

Bedroom Three

9'4" x 11'9" (2.861m x 3.596m)

Window to the front elevation, radiator, wooden effect flooring and recessed wardrobe with hanging rail.

Bedroom Four

6'7" x 8'10" (2.028m x 2.693m)

Window to the front elevation, radiator and stairs bulkhead.

Family Bathroom

5'2" x 7'11" (1.592m x 2.435m)

Fitted with a modern white three piece suite of panelled bath with mains plumbed shower over with screen, wash hand basin set in vanity unit and WC. Window to the rear elevation, tiling to the walls, two wall mirrors, towel rail radiator and extractor fan.

Outside

The property occupies a pleasant garden plot and has garden areas to the front and rear. A driveway provides off road parking and access to the single garage. The enclosed rear garden has a paved patio area and grassed area with borders.

Garage

8'8" x 17'3" (2.665m x 5.268m)

With electric roller door, rear access door, light and power.

Energy Performance Certificate

The current energy rating on the property is C (70).

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 SCA016009000. 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

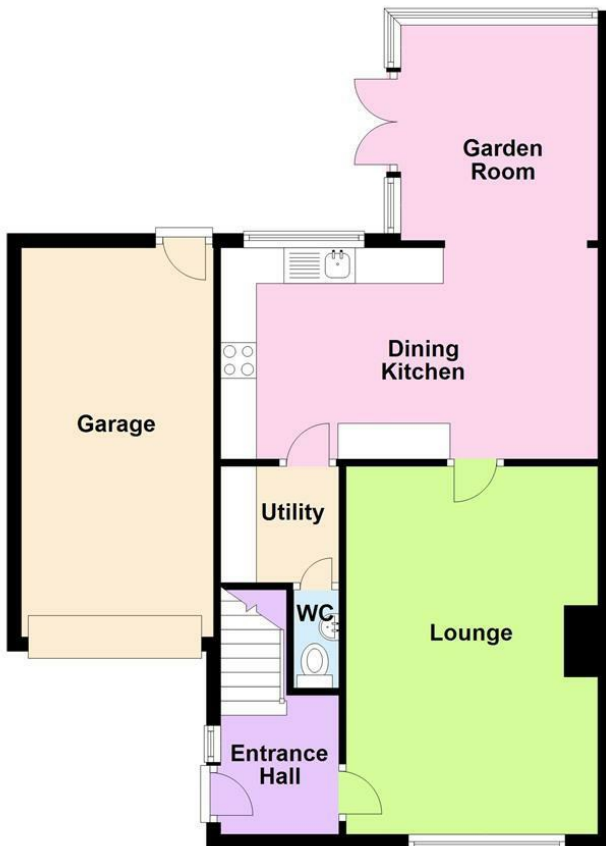
Strictly through the sole agents Leonards 01482 375212/01482 330777

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.



Ground Floor



First Floor



Potential Layout for guidance purposes only.
Room Measurements are approx.

Plan produced using PlanUp.

9 Bridge Road, South Cave

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

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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