



The Sycamores, 12 Beverley Road, South Cave, Brough, East Yorkshire, HU15 2AU

LEONARDS

SINCE 1884

- **Well Presented Detached Family Home**
- **Deceptively Spacious Accommodation**
- **Three Double Bedrooms and Family Bathroom**
- **No Forward Chain**

- **Generous Garden Plot of 0.26 acre**
- **Lounge Diner with Study**
- **Generous Driveway with Double Garage**

- **Well Positioned within this Desirable Village**
- **Breakfast Kitchen and Utility Room**
- **South Facing Rear Garden**

Nestled on the charming Beverley Road in South Cave, Brough, this delightful detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room provides a versatile area for relaxation and entertainment, making it easy to host gatherings or enjoy evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this property is the south facing rear garden, generous parking space, accommodating numerous vehicles along with a double garage, which is a rare find in this area. This is particularly advantageous for families with multiple cars or for those who enjoy hosting visitors.

The location itself is a significant draw, offering a residential atmosphere while remaining conveniently close to local amenities and transport links. South Cave is known for its friendly community and picturesque surroundings, making it an ideal place to call home.

In summary, this detached house on Beverley Road is a fantastic opportunity for those seeking a spacious and comfortable living environment in a desirable location. With its ample parking, multiple reception areas, and three bedrooms, it is well-suited for modern family life. With a gas fired central heating, double glazing and alarm system. Do not miss the chance to make this lovely property your own.

Offers In The Region Of £485,000



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

6'8" extends to 10'8" x 14'7" max (2.049m extends to 3.270m x 4.449m max)

Main front entrance door provides access into the welcoming hallway. Open tread staircase provides access to the first floor accommodation. Radiator. Access doors to all rooms off.

Cloakroom Shower

8'10" x 6'4" (2.702m x 1.936m)

Fitted with a three piece suite of shower cubicle with mains plumbed shower. Vanity unit with wash hand basin. Separate WC. Towel rail radiator. Cylinder cupboard. Tiled walls and floor. Inset ceiling lights. Extractor fan.

Bedroom Three or Garden Room

12'11" x 15'1" to back of wardrobes (3.942m x 4.615m to back of wardrobes)

Enjoying views over the south facing rear garden, this lovely versatile room features a sliding patio door giving access to the outside. Radiator. Range of wardrobes with part mirrored sliding doors with hanging rails and shelves.

Breakfast Area

13'5" x 12'3" + door recess (4.106m x 3.744m + door recess)

With bi folding doors to the south facing rear garden. Fitted base and display cupboards in a high gloss style cream finish with contrasting work surfaces over. Stable type door to the side/driveway. Tiled flooring. Wall mounted radiator. Inset ceiling lights. Open plan access into:

Kitchen Area

8'9" x 13'7" (2.686m x 4.146m)

Fitted with an extensive range of base and wall cupboards in a high gloss style cream finish with contrasting work surfaces over which incorporate the one and half bowl sink unit with mixer tap. Appliances of Neff dishwasher, Neff fridge/freezer, Neff electric oven with warming drawer, Neff induction power boost hob with hood over. Featured glazed conservatory style roof. Windows to the front and side elevations. Wall mounted radiator. Tiled flooring. Spot lights to unit pelmets.

Utility Room

8'10" x 6'9" (2.697m x 2.066m)

Belfast style sink unit. Cupboards and boiler cupboard housing the Worcester gas fired central heating boiler. Window to the rear elevation and entrance door to the side. Space for upright fridge freezer. Tiled flooring.

Lounge Diner

26'10" x 13'11" (8.201m x 4.253m)

A generous full width room with windows to the front and side elevations. Two radiators. Feature fire surround which extends to form side plinths and incorporates a coal effect gas fire with hearth. Wooden style flooring.



Study

9'9" x 10'9" (2.997m x 3.284m)

Window to the side elevation. Radiator. Wooden style flooring. Multi paned doors to the lounge diner and hallway.

First Floor Landing

Access to roof void.

Bedroom One

12'0" x 14'0" (3.673m x 4.270m)

Window to the front elevation. Fitted wardrobe. Radiator.

Bedroom Two

12'2" x 15'5" (3.711m x 4.704m)

Window to the rear elevation. Fitted wardrobe. Radiator. Access to storage.

Bathroom

9'1" x 7'2" + wc recess (2.778m x 2.207m + wc recess)

Fitted with a modern white suite of bath with mains plumbed shower over with screen, vanity unit with wash hand basin and separate WC. Velux roof light window with fitted blind, towel rail radiator, tiling to the walls and floor. Sloping ceiling profiles.

Outside

The property occupies a generous garden plot of approx. 0.26 acre with garden areas to the front, side and rear. Being laid mainly to lawn with borders, mature boundaries. Gated access provides to the driveway which serves the property. There is ample off road parking for several vehicles and access to the attached double garage. The pleasant rear garden enjoys a south facing aspect with feature pond and patio area.

Double Garage

15'4" x 21'11" (4.699m x 6.700m)

With up and over door, light and power. Side personal access door and two windows to the rear elevation.

Energy Performance Certificate

The current energy rating on the property is D (60).

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 F for Council Tax purposes. Local Authority Reference Number SCA009012000. 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.

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 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.

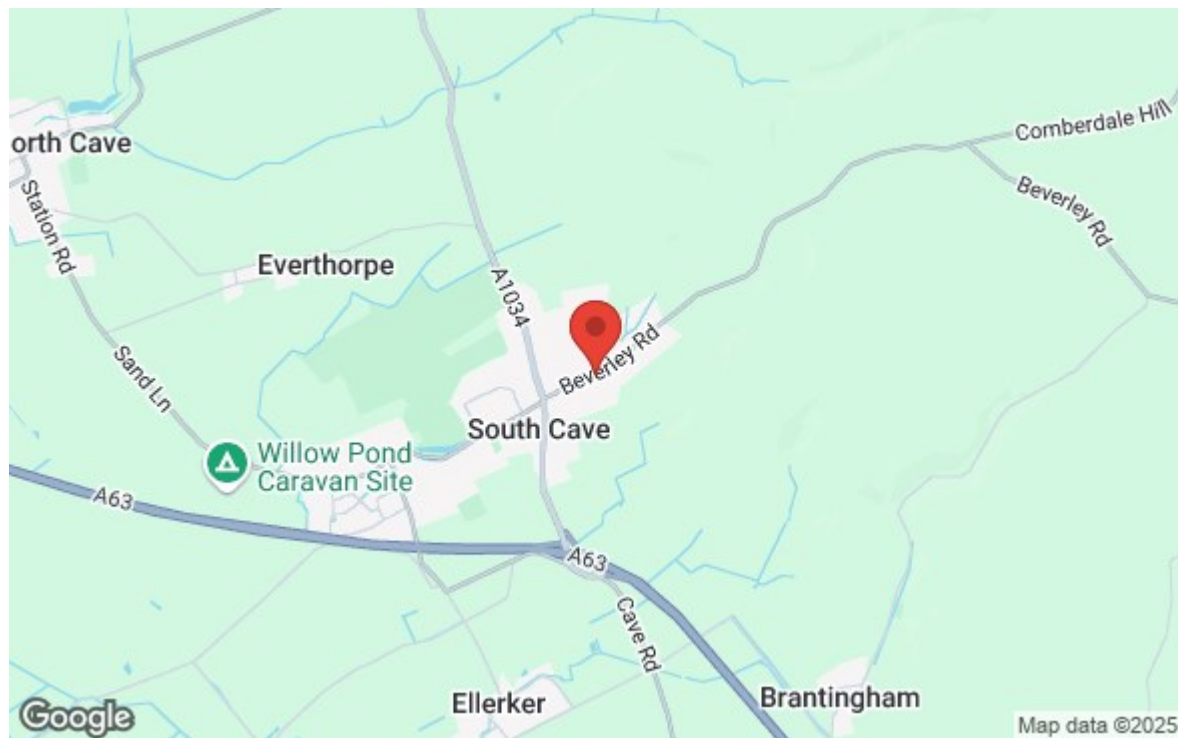
Viewings

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.





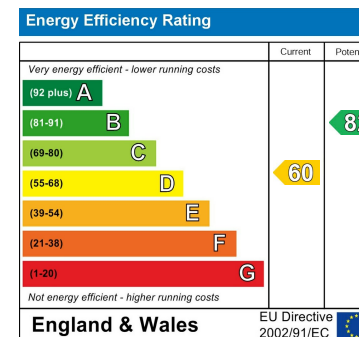




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