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

- Four Bedroom Link House
- Ready For Someone to Put Their Own Stamp On It
- Close To Amenities including Shop, Doctors and Primary School
- Lounge, Dining Kitchen and Side Lobby
- Gardens with Off Road Parking and Car Port
- Offered For Sale with No Forward Chain
- Well Regarded West Hull Village
- Entrance Hall with Stairs Off
- Four Bedrooms and Bathroom
- Early Viewing Essential

Offers Over £200,000



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Four bedroom link house, offered for sale with No Forward Chain. Now ready for a scheme of updating and improvements the property is ready for the next owner to move in and put their own stamp on the house. Located close to one of the village shops and within a short walk of the doctors and primary school the property is ideally placed for a family. The accommodation comprises:- Entrance hall with stairs off, lounge, dining kitchen, side entrance lobby, first floor landing, four bedrooms and bathroom. Gardens with parking and car port. Gas warm air heating system with separate gas water heater and double glazing. Early viewing essential to fully appreciate this great opportunity. 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 front entrance door provides access into the welcoming hallway. Stairs lead off to the first floor accommodation.

Lounge

10'10" to back of chimney breast x 17'8" (3.324m to back of chimney breast x 5.408m) Picture window to the front elevation. Fire surround with gas fire. Access into:

Dining Kitchen

16'4" x 8'8" (4.983m x 2.643m)

Fitted with a range of base and wall units. Work surfaces with single drainer sink unit. Window to the rear elevation and patio door to the garden. Wall mounted gas fired water heater. Access into:

Side Entrance Lobby

Side access door to the carport/driveway.

First Floor Landing

Access to all rooms off. Cupboard with Johnson & Starley warm air heating system.

Bedroom One

9'1" x 16'2" (2.781m x 4.943m)

Window to the front elevation.

Bedroom Two

10'8" x 12'6" (3.274m x 3.823m)

Window to the rear elevation. Wardrobes.

Bedroom Three

9'5" x 11'9" (2.892m x 3.606m)

Window to the front elevation. Wardrobes.

Bedroom Four

6'7" x 8'10" includes stairs bulkhead (2.026m x 2.711m includes stairs bulkhead)

Window to the front elevation.

Bathroom

5'3" x 8'7" (1.604m x 2.635m)

Fitted with coloured three piece suite of bath with electric shower unit over, wash hand basin and separate WC. Window to the rear elevation. Tiling to the walls.

Outside

The property occupies a pleasant position along Bridge Road and has garden areas to the front and rear. A side driveway provides off road parking and access to the car port. To the rear there is an enclosed garden area with lawn, patio and garden shed(needs attention).



Energy Performance Certificate

The current energy rating on the property is F (21).

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 SCA016007000. 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 believed to be Freehold but has unregistered title at the land registry.

Viewings

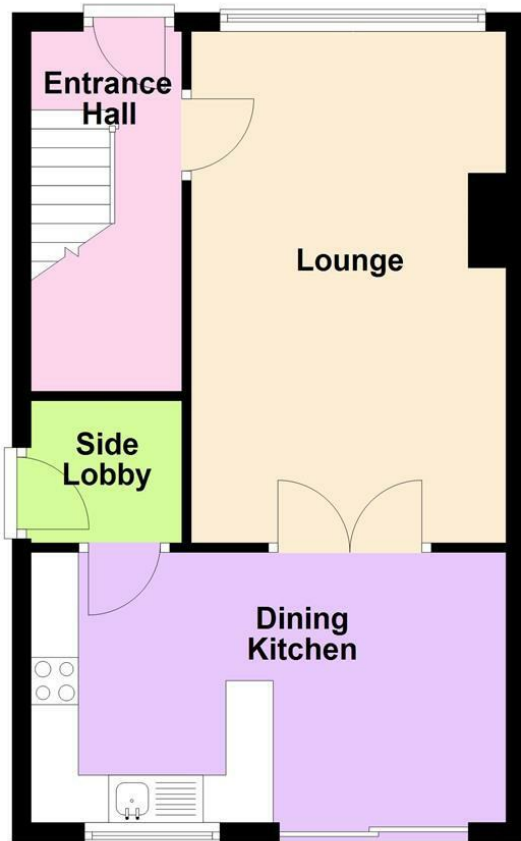
Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

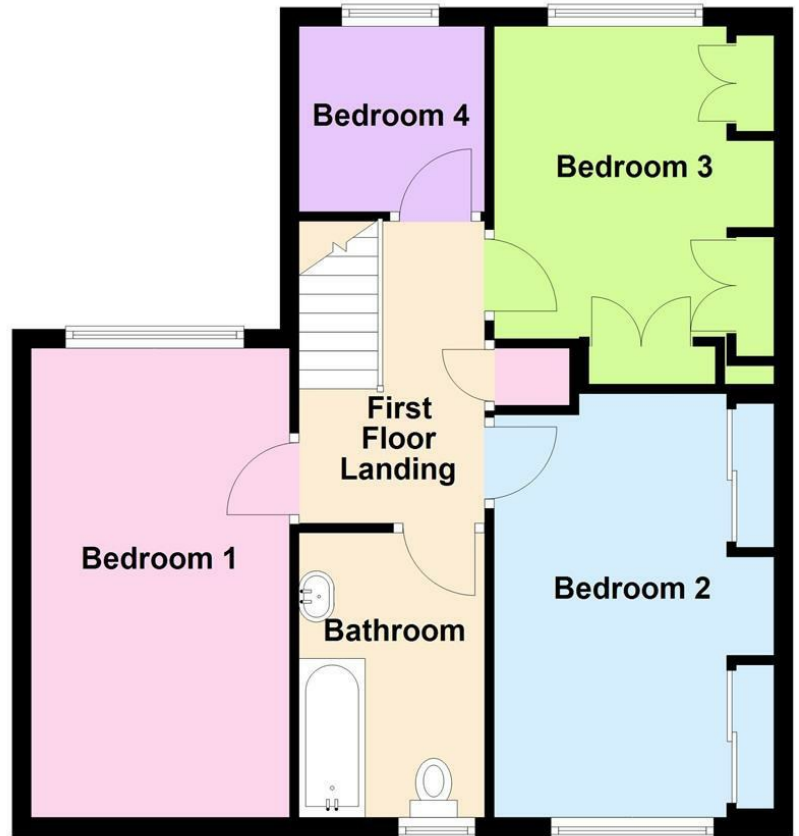
Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling 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



7 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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