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Limb
MOVING HOME









21 West Hall Garth, South Cave, East Yorkshire, HU15 2HA

- Semi Detached Bungalow
- Great Plot
- Excellent Parking
- Council Tax Band = C
- 3 Bedrooms
- Dining Kitchen
- No Forward Chain
- Freehold / EPC = C

£270,000

INTRODUCTION

This extended three bedroomed semi-detached bungalow stands in a good sized corner style plot affording excellent parking in addition to the single garage. The property has the benefit of gas fired central heating via a modern boiler, uPVC double glazing and a brand new shower room together with a stylish kitchen. Some cosmetic enhancements to personal choice will create a lovely home. The layout is depicted on the attached floorplan and briefly comprises an entrance hallway, large lounge, two double bedrooms, shower room, separate W.C., dining kitchen and a third bedroom or sitting room. Outside, extensive block paving provides excellent parking to the front and side of the property plus access to the single garage. The gardens wrap around the rear with the lawn complimented by mature borders. There is no forward chain therefore an early completion should be possible.

LOCATION

West Hall Garth is a popular residential area which is approached from Annie Med Lane or Pinfold in the village of South Cave. One of areas most vibrant and desirable villages, South Cave offers a good range of shops and amenities, recreational facilities and schooling. Convenient access is available to the A63/M62 motorway network and a mainline railway station is located in the nearby village of Brough. The surrounding area is characterised by beautiful rolling countryside and attractive villages.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

A central hallway with access to roof void.

W.C.

With low level W.C..

LIVING ROOM

With large picture window to front elevation looking down the road. Feature fire surround with brick faced fireplace housing a living flame gas fire.



EXTENDED DINING KITCHEN

With a range of shaker style units and quartz worksurfaces. There is an integrated NEFF oven with induction hob and extractor hood above. Fridge freezer, slimline dishwasher, washing machine and undercounter one and a half sink and drainer with mixer tap. Windows to both front and rear elevations and double doors leading out to the garden. Oak block flooring.







BEDROOM 3/STUDY

With cantilever style bay window to front elevation.



BEDROOM 1

With fitted wardrobes to one wall, window to front elevation.



BEDROOM 2

Fitted wardrobes, dressing table and shelving. Window to rear elevation.



SHOWER ROOM

Stylish suite with low level W.C., wash hand basin in cabinet and large shower area with rainhead and handheld shower system. Tiled surround, heated towel rail.



OUTSIDE





HEATING

The property has the benefit of gas fired central heating via a modern boiler.

GLAZING

The property has the benefit of uPVC double glazing.

SERVICES

All mains services are connected to the property.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price, such as floor coverings, curtains and light fittings. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute any part of an offer or contract
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct however any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
(iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.


North Cave Wetlands
North Cave
Everthorpe
Ings Park Alpacas
Sand Ln
Station Rd
Beverley Rd
Petuaria Wy
South Cave
Ferry Rd
Petuaria Wy
Ellerker
Brantingham
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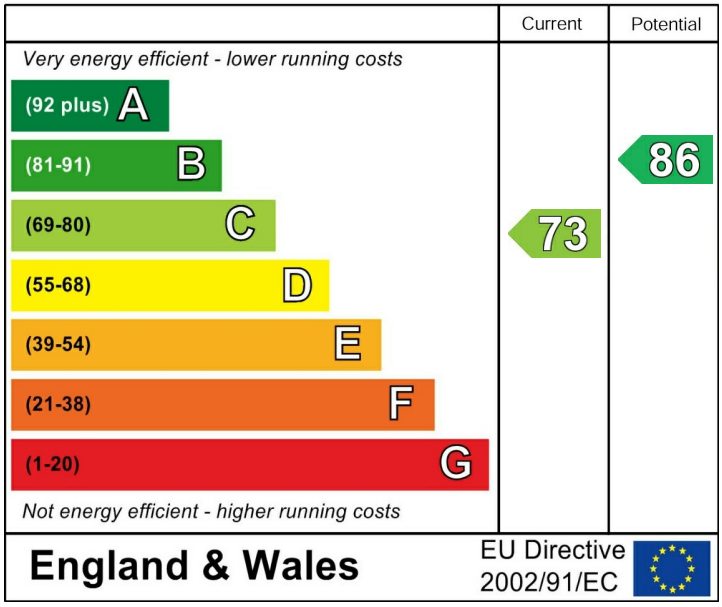
Approximate total area(1)
930 ft²
86.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

