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**Limb**  
MOVING HOME



*6 West End, South Cave, Brough, HU15 2EY*

- 📍 Semi Det. Bungalow
- 📍 Newly Fitted Kitchen
- 📍 No Onward Chain
- 📍 Council Tax Band = C

- 📍 2 Bedrooms
- 📍 Front & Rear Gardens
- 📍 Side Drive & Garage
- 📍 Freehold / EPC = C

**£239,950**

## INTRODUCTION

This semi-detached bungalow is offered for sale with the distinct benefit of no onward chain, ensuring a quick and straightforward purchase process. The accommodation provides a solid foundation for comfortable living, having already benefited from key updates including a newly fitted kitchen, newly fitted gas central heating boiler and majority new radiators and new carpet in the hallway.

The layout is practical, comprising a spacious lounge and two bedrooms. The property is fully functional but would benefit from some cosmetic upgrades, such as fitting carpets in the bedrooms. The home includes a wetroom-style shower room and a separate WC.

Externally, the plot offers manageable outdoor space. A lawned front garden sits with mature shrubs. A side drive provides off-road parking and leads to the detached garage. The rear garden, featuring a lawn and established shrub borders, is waiting for a buyer to dedicate time to landscaping and tidying, providing a perfect blank slate for outdoor enjoyment.

## LOCATION

The property sits along West End, South Cave, close to its junction with Pinfold a short walk from the local convenience store. South Cave lies approximately 12 miles to the west of Hull and the historic market town of Beverley is approximately 9 miles away. The village is ideally placed for travelling to Hull, Beverley, York, Leeds and the West Riding with immediate access being available to the A63/M62 motorway network. There is a mainline railway station situated approximately 5 minutes driving time away in the nearby village of Brough. South Cave has a variety of amenities including convenience stores, bakers, butchers, a number of public houses and restaurants together with a golf course and country club. The village also has a junior school and lies within the South Hunsley Secondary School catchment area.

## ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

### ENTRANCE HALLWAY

With airing cupboard and loft access hatch.



## KITCHEN

With newly fitted units, worktops and splashbacks, sink and drainer with mixer tap, cooker point, space for undercounter appliance, cupboard housing the gas central heating boiler, windows to rear and side and external access door to rear.



## LOUNGE

Featuring a fireplace with living flame gas fire. Windows to front and side elevations.



## BEDROOM 1

Window to front.



## BEDROOM 2

With built in wardrobes and window to rear.



## SHOWER ROOM

Wetroom-style shower room with electric shower and wash hand basin. Part tiling to walls and window to rear.



## WC

With low flush WC and window to side.

## OUTSIDE

A lawned garden extends to the front with mature shrubs. A side drive provides off-road parking and leads to the detached garage. The rear garden, featuring a lawn and established shrub borders, is waiting for a buyer to dedicate time to landscaping and tidying, providing a perfect blank slate for outdoor enjoyment.



## REAR VIEW



## 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. 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 heating system and specific fittings for this property. 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 TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, 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 and any intending purchaser or tenant 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. 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 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 mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## 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.





