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**Limb**  
MOVING HOME



*8 Bacchus Lane, South Cave, East Yorkshire, HU15 2ER*

- 📍 Detached Bungalow
- 📍 Attractive Position
- 📍 Close To Village Centre
- 📍 Council Tax Band = D

- 📍 3 Bedrooms
- 📍 Gardens
- 📍 Drive and Garage
- 📍 Freehold/EPC = D

**£279,950**



## INTRODUCTION

An attractive three bedroomed detached bungalow with good gardens and a garage which is conveniently situated for South Cave's excellent amenities. The property provides well balanced accommodation and briefly comprises an entrance hall, lounge with dining area, adjacent to the kitchen, three bedrooms, en-suite shower room and separate bathroom. There is gas fired central heating and uPVC framed double glazing. The current layout is depicted on the attached floorplan and also has plenty of potential for remodelling by an incoming purchaser. The gardens have been set out for ease of maintenance to front, side and rear incorporating paved and pebbled areas softened by planting. There is also a greenhouse. Viewing is strongly recommended to appreciate the appeal and location of this attractive property.

## LOCATION

The property is located along the attractive "no-through road" of Bacchus Lane which is within striking distance of all that South Cave has to offer. The delightful village is one of the area's most favoured residential locations lying approximately 14 miles to the west of Hull City centre nestling at the foot of the Yorkshire Wolds. This bustling village provides an excellent range of amenities, many located along Market Place, and also includes a public house with restaurant, Cave Castle Hotel, country club and golf course, sports centre and excellent recreational facilities. South Cave provides instant access to some of the region's most picturesque scenery ideal for leisure pursuits such as walking or cycling. First class road connections are available with the A63 dual carriageway leading into the M62 motorway network to the south of the village which itself provides access to the region's business centres. South Cave is also well placed for travelling into the market town of Beverley, some 15 minutes driving time away, and York approximately 45 minutes driving time. A mainline railway station is located in the nearby village of Brough providing an intercity connection to London Kings Cross. There is also a very well reputed junior school within the village.

## ACCOMMODATION

Residential entrance door to:



## ENTRANCE HALL

An 'L' shaped entrance hall providing access to all principal rooms. Cupboard housing pre-lagged hot water tank. Access to roof void.

## LOUNGE

To the front of the property with cantilever style bay window looking out., Feature stone fire surround housing 'living flame' gas fire. Archway opening through to dining area.



## DINING AREA

With window to side elevation. Fitted cupboards and drawers. Serving hatch from kitchen.



## KITCHEN

Having a selection of fitted base and wall mounted units with roll top work surfaces. There is an integrated oven, four ring gas hob with filter hood above, sink and drainer, plumbing for automatic washing machine, space for fridge. Wall mounted Ideal Logic gas fired central heating boiler. Window and door to side passage.





## BEDROOM 1

With fitted wardrobes and drawers. Window overlooking the rear garden.



## EN-SUITE SHOWER ROOM

With suite comprising low level W.C., wash hand basin and corner shower cubicle, tiled surround.



## BEDROOM 2

With cantilever style window to front elevation and sliding patio doors opening out to the rear garden.



## BEDROOM 3

Utilised as a study with fitted drawers and shelving. Window to front elevation.



## BATHROOM

With coloured suite comprising bath with shower over, rail and curtain, low level W.C., wash hand basin, tiled surround.



## OUTSIDE

The property occupies a corner style plot with attractive garden areas extending to front and side of the property which have been largely set out for ease of maintenance. The rear garden is extensively paved with further gravelled area interspersed with shrubbery. There is also a greenhouse attached to the garage. A single garage and driveway form part of 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 D. 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.

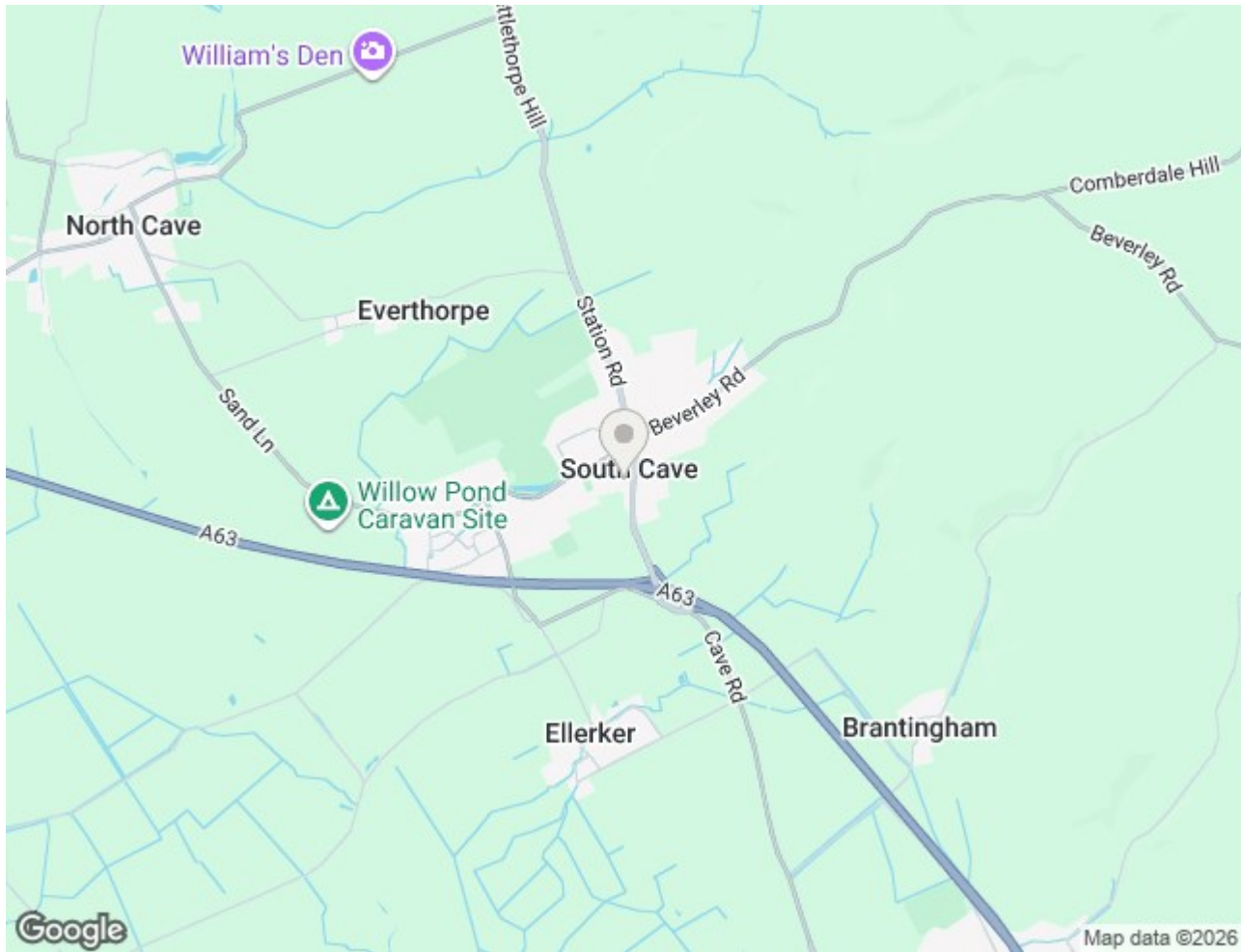
## *PHOTOGRAPH DISCLAIMER*

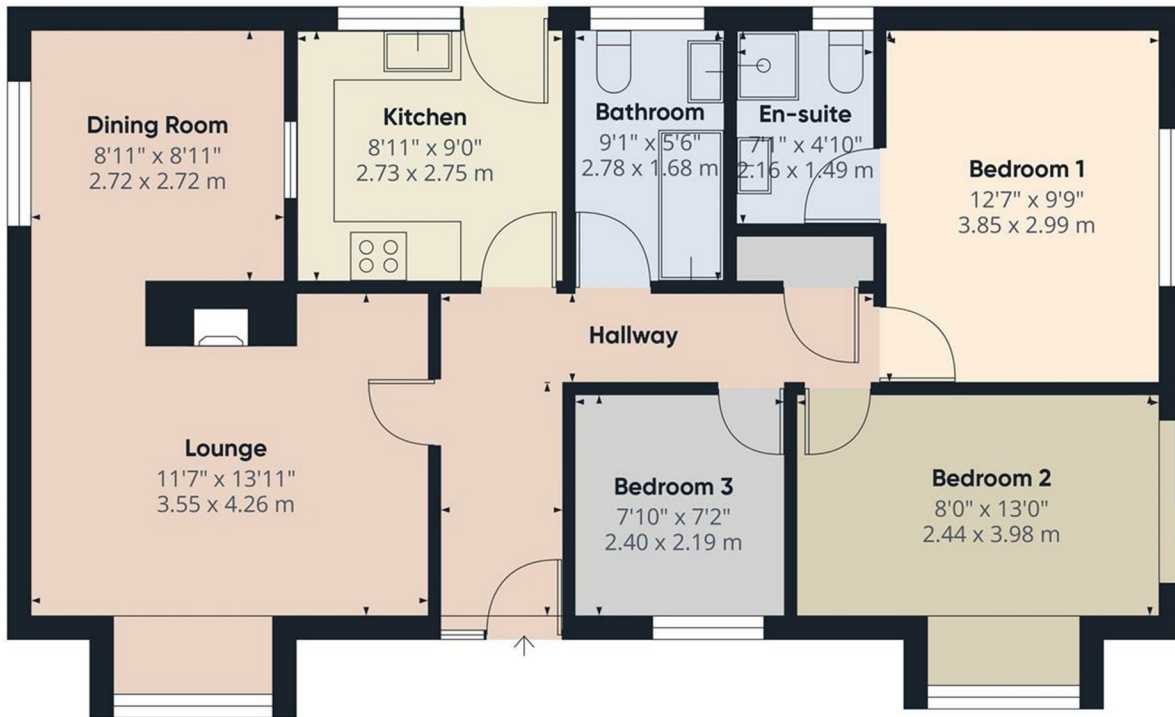
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## *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.








Approximate total area<sup>m</sup>  
806 ft<sup>2</sup>  
74.8 m<sup>2</sup>

(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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	