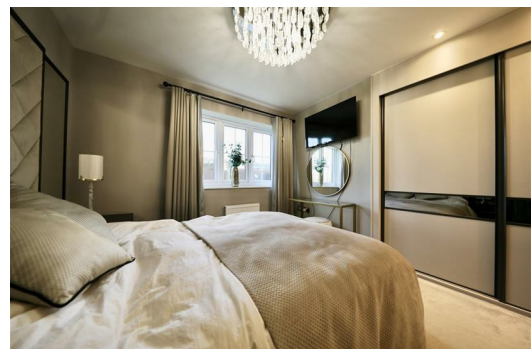




SYMONDS + GREENHAM

Estate and Letting Agents



17 Little Wold Lane, Brough, HU15 2AZ Offers in the region of £440,000

INVITING OFFERS BETWEEN £440,000 - £450,000 - EXECUTIVE FOUR-BED DETACHED HOME WITH TWO ENSUITES & FITTED WARDROBES - STUNNING OPEN-PLAN KITCHEN DINER, GARAGE TWO RECEPTION ROOMS & SOUTH-FACING GARDEN -PRESTIGIOUS SOUTH CAVE LOCATION WITH EXCELLENT ROAD & RAIL LINK-

Nestled on the charming Little Wold Lane in South Cave, Brough, this executive four-bedroom detached home offers a perfect blend of modern living and picturesque surroundings. The property boasts four spacious double bedrooms, two of which feature en-suite bathrooms, all equipped with fitted wardrobes to provide ample storage. The heart of the home is an inviting open-plan kitchen diner, complete with upgraded modern appliances, making it an ideal space for both cooking and entertaining. Additionally, there are two well-proportioned reception rooms, one of which is currently utilised as a home office, catering to the needs of today's lifestyle. The large south-facing rear garden is a delightful outdoor space, perfect for family gatherings or simply enjoying the tranquillity of the surroundings.

South Cave is a delightful village located at the foot of the Yorkshire Wolds, approximately 14 miles west of Hull and just 10 miles from the historic market town of Beverley. This location is ideal for commuters, families, and those who appreciate the beauty of the countryside. With instant access to the A63/M62 motorway and for those who prefer rail travel, the nearby village of Brough offers a mainline railway station with regular services to Hull/Leeds/Manchester/Doncaster/York/London Kings Cross. Furthermore, Humberside Airport is just 20 miles away, while Doncaster Sheffield and Leeds Bradford airports are 38 and 59 miles away, respectively, ensuring excellent travel links both locally and nationally. This property is a wonderful opportunity for anyone seeking a spacious family home in a vibrant community, surrounded by the natural beauty of the Wolds.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "E"

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

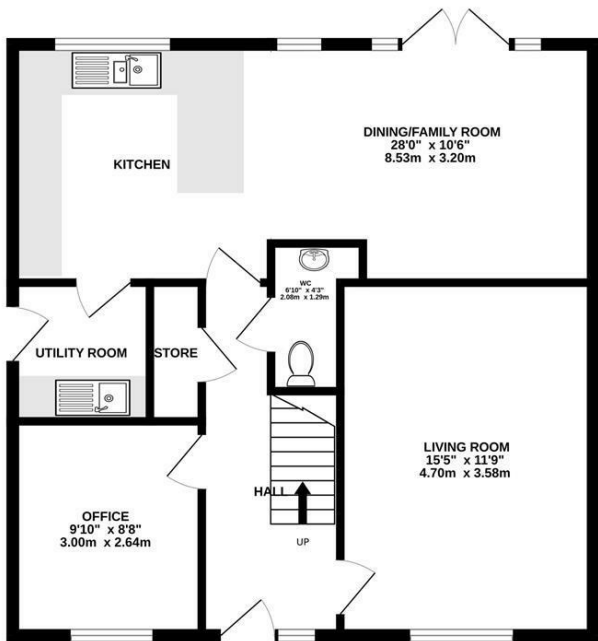
TENURE

Symonds + Greenham have been informed that this property is Freehold

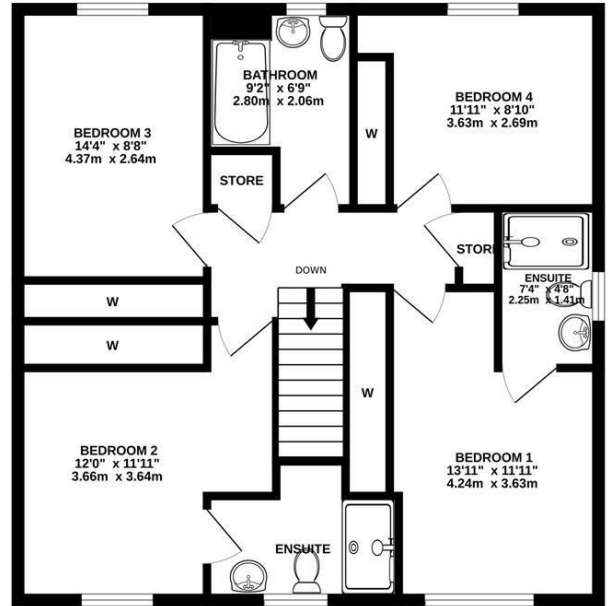
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

