

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*37a Market Place, South Cave, East Yorkshire, HU15 2BS*

- 📍 Unique Detached Home
- 📍 Generously Proportioned
- 📍 Four Beds/Two Baths
- 📍 Council Tax Band = E
- 📍 Stunning Open Plan Living
- 📍 Fabulous Rear Garden
- 📍 Drive & Garage
- 📍 Freehold / EPC = C

**£450,000**



## INTRODUCTION

This unique detached home is privately situated near the heart of the village, offering a contemporary lifestyle with a focus on open-plan living and high-quality finishes. The property's design is distinguished by its powder-coated aluminium framed windows and a stunning open-plan living, dining, and kitchen area with impressive floor-to-ceiling doors and windows that open onto the rear garden. The ground floor also includes a spacious entrance hall with a utility room and a cloaks/W.C.

Upstairs, the home features four well-proportioned bedrooms, an en-suite shower room, and a family bathroom. The property provides excellent parking with a block-paved driveway and a detached garage, accessed via a private pebbled drive. The south-westerly rear garden is a key highlight, with a large patio area directly off the living space, steps down to an Iroko hardwood deck, and a lawn. Additional outdoor features include another patio, raised planters, and a dedicated vegetable patch and greenhouse, perfect for those who enjoy gardening.

## LOCATION

Located in the highly desirable and picturesque village of South Cave, this unique home offers a perfect balance of secluded living and easy access to local amenities. Situated just off the historic Market Place, the property is a short stroll from the heart of the village, which boasts a well-regarded junior school, local shops, pubs, and restaurants.

South Cave is a sought-after location for its convenient transport links. It provides immediate access to the A63, connecting to Hull city centre and the national motorway network (M62). A mainline railway station is also just a short drive away in the nearby village of Brough, making it an ideal choice for commuters. The property falls within the catchment area for the well-regarded South Hunsley secondary school.

## ACCOMMODATION

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

Residential entrance door to:

## ENTRANCE HALL

Spacious and welcoming with tiled floor and stairs leading up to the first floor with cupboard under.



## UTILITY

With fitted units, plumbing for a washing machine, space for dryer, tiled floor and window to the front elevation.



## CLOAKS/W.C.

With low flush W.C. and wash hand basin. Tiled floor.

## OPEN PLAN LIVING/DINING KITCHEN

This stunning, open-plan living kitchen is the true heart of the home, designed to be both a beautiful and highly functional space. Floor-to-ceiling doors and windows offer a seamless connection to the rear garden, flooding the room with natural light, which is further enhanced by additional windows along the side wall.

The kitchen area features a stylish range of high-gloss base and wall units complemented by sleek Corean worktops. Integrated appliances include an oven, microwave, induction hob with a feature filter above, a dishwasher, and a fridge/freezer. The dining area is made cozy by a log-burning stove, creating a warm focal point, while the living area provides a built-in storage and media unit and offers serene views of the garden.





KITCHEN



## DINING AREA





## LIVING AREA



## FIRST FLOOR

## LANDING

## BEDROOM 1

With fitted wardrobes and windows to rear and side elevations.





## BEDROOM 2

With fitted Wardrobes and window to the front elevation.



## EN-SUITE SHOWER ROOM

The en-suite is a modern and well-appointed space. It includes a walk-in shower, a vanity washbasin, and a low-flush W.C. with a concealed cistern. The room is enhanced by complementary wall and floor tiling, a heated towel radiator, and recessed LED spotlights. Window to the front elevation.



## BEDROOM 3

Window to the front elevation.



## BEDROOM 4

Window to the front elevation.





## BATHROOM

The family bathroom is a modern and stylish space. It features a double-ended oval bath, a walk-in shower with a rainfall shower head, and a wall-mounted vanity washbasin. With a chrome heated towel radiator, partial porcelain tiling, and recessed LED spotlights. Window to the front elevation.



## OUTSIDE

A block-paved driveway, accessed via a pebbled approach, provides ample parking and leads to a detached garage. The south-westerly facing rear garden is a standout feature, designed for both relaxation and entertaining. It includes a large patio that adjoins the house, with steps leading down to an Iroko hardwood deck and a lawn. Further features include a second patio, raised planters, a walled boundary, a greenhouse, and a vegetable patch, creating a truly unique and well-appointed outdoor haven.







DECK





## 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 E. 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.



## AGENTS NOTE

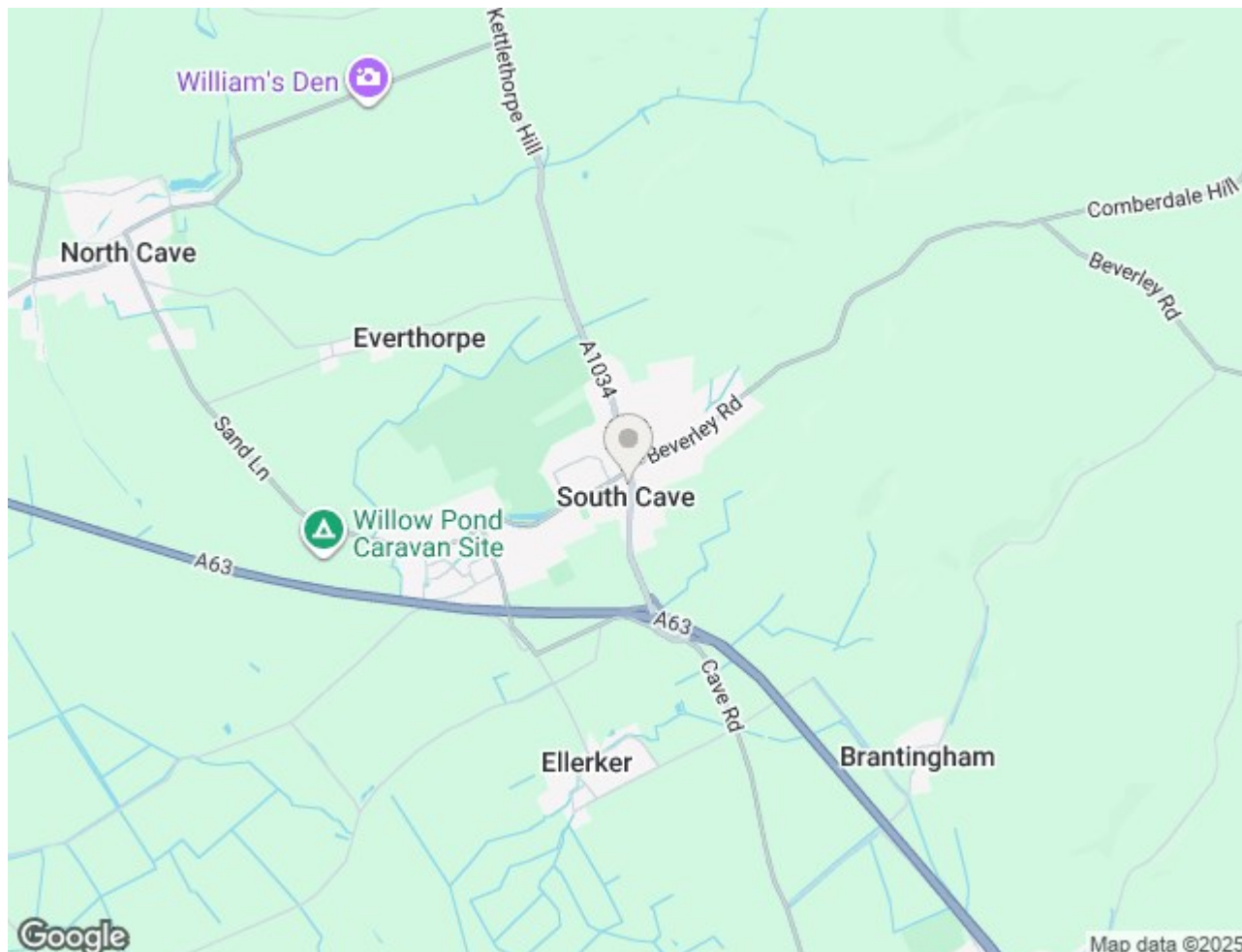
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew 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 Matthew 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.

## 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.

## VALUATION SERVICE

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>(1)</sup>  
1608 ft<sup>2</sup>  
149.4 m<sup>2</sup>

(1) Excluding balconies and terraces

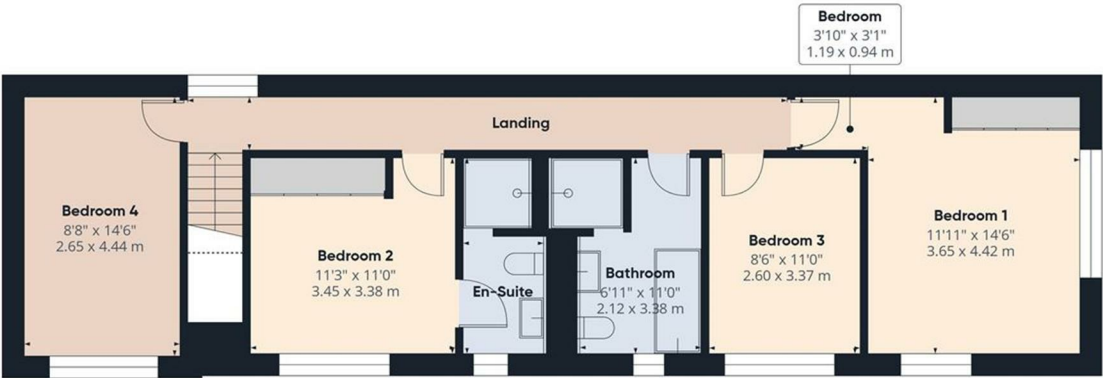
Reduced headroom  
..... Below 5 ft/1.5 m

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

GIRAFFE360




Floor 0



Floor 1

## 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>	<b>75</b>	<b>82</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	