

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



11 Pinfold, South Cave, East Yorkshire, HU15 2HE

- 📍 Stunning Bungalow
- 📍 Immaculately Presented
- 📍 Fabulous Open Plan Living
- 📍 Council Tax Band = C
- 📍 2 Double Bedrooms
- 📍 Stylish Bathroom
- 📍 Wrap Around Gardens & Drive
- 📍 Freehold / EPC = C

£300,000

INTRODUCTION

Occupying a generous plot, this semi-detached bungalow has been remodelled and extended to a high standard. The property offers immaculately presented accommodation throughout, featuring a traditional separate lounge alongside a striking modern open-plan living space.

The interior is centered around an impressive open-plan kitchen, which includes bi-folding doors leading directly out to the garden. The accommodation also comprises a separate lounge, two double bedrooms with built-in furniture, a stylish main bathroom, and a separate cloakroom/W.C.

The property is set back behind an extensive gravelled driveway providing ample off-street parking for multiple vehicles. The beautifully tended gardens wrap around the bungalow, being primarily laid to lawn and screened by high hedging for privacy. The grounds also feature paved patio areas, mature shrubs, and a brick-built store. Viewing is essential to appreciate the quality of this home.



LOCATION

The property is situated along Pinfold, close to its junction with West Hall Garth. South Cave is a delightful village nestled at the foot of the Yorkshire Wolds, offering an exceptional quality of life defined by its rich history and many beautiful homes together with its own vineyard. Its charming limestone buildings and the grand backdrop of Cave Castle, makes the village one of the most desirable locations in the East Riding – being the perfect retreat for those seeking a country lifestyle with excellent amenities and great connectivity.

The Market Place is home to independent shops, and essential services, alongside inviting local pubs and restaurants. For recreation, South Cave has it all with the Cave Castle Hotel and Country Club providing an 18-hole golf course, fitness suite, and spa facilities set within magnificent grounds. In addition to that there is a sports centre, tennis and bowls clubs and many sports/community clubs are prevalent.

The village is ideal for families and is home to the highly regarded South Cave Primary School, which sits at the heart of the community. For secondary education, the village falls within the catchment for the well-regarded South Hunsley School and Sixth Form College with prestigious independent options, including Hymers College, Tranby, and Pocklington School, also within easy reach.

South Cave provides superb regional connectivity, uniquely positioned for travel across the North of England. The village sits just off the A63, providing a direct link to the M62 corridor, Hull city centre, and the national motorway network. For rail travel, the nearby station at Brough offers regular services to Leeds, Manchester, and London King's Cross, making it an ideal base for commuters.

As a prominent village on the Yorkshire Wolds Way, South Cave is a haven for outdoor enthusiasts, offering miles of scenic walking and cycling trails, encapsulating the very best of East Yorkshire life. In addition to which there is a sports centre, tennis and bowls club and sports/country clubs are prevalent.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 13 miles
- Beverley (Historic Market Town): Approx. 10 miles
- York: Approx. 28 miles
- Leeds: Approx. 50 miles

ACCOMMODATION

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

Residential entrance door to:

ENTRANCE HALLWAY

Spacious and welcoming with herringbone style flooring and storage cupboard.

CLOAKS/W.C.

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



LOUNGE

With feature fire surround housing an open fire. Windows to the front and side elevations.



OPEN PLAN LIVING KITCHEN

This superb space is situated to the rear of the property and features herringbone style flooring and bi-folding doors that lead out to the patio and garden beyond.



LIVING/DINING AREA



KITCHEN AREA

Having a range of contemporary base and wall units with sleek worksurfaces incorporating a sink and drainer with stylish tap. Integrated appliances include an oven, four ring hob with filter hood above and a fridge.



BEDROOM 1

With built in wardrobes and window to the front elevation.



BEDROOM 2

With built in wardrobes and window to the rear elevation



BATHROOM

With suite comprising a bath, shower enclosure, vanity units with wash hand basin and low flush W.C. Feature flooring, heated towel rail and window to rear.



OUTSIDE

The property is set back behind an extensive gravelled driveway providing ample off-street parking for multiple vehicles. The beautifully tended gardens wrap around the bungalow, being primarily laid to lawn and screened by high hedging for privacy. The grounds also feature paved patio areas, mature shrubs, and a brick-built store. Viewing is essential to appreciate the quality of this home.





SIDE VIEW



REAR PATIO



SHELTERED PATIO



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of double glazing.

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. AI may have also been used to enhance photography.

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.





