



**Hunsdale Farm, Brough Road, Brough, East Yorkshire, HU15
2DB**

LEONARDS
SINCE 1884

- Substantial Detached Family House
- Three Reception Rooms
- Four Bedrooms (three of them having wardrobes/cupboards)
- Gas Fired Central Heating System and Majority Double Glazing
- Extended Accommodation with Generous Gardens
- Good Size Breakfast Kitchen with Pantry off
- Bathroom and Separate WC
- Well Proportioned and Versatile Rooms
- Entrance Utility with access to Shower Room and Office
- Generous Parking Area with Garage

Nestled on Brough Road on the outskirts of the charming village of South Cave, this delightful detached house offers a perfect blend of comfort and space for family living. With four good sized bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality. Upon entering, you are greeted by three inviting reception rooms, each providing a unique space for entertaining guests or enjoying quiet family time. The layout is thoughtfully designed to ensure a seamless flow throughout the home, making it perfect for both everyday living and special occasions. The property boasts a ground floor shower room and a first floor bathroom, ensuring convenience for all family members and guests. The ample parking space for numerous vehicles is a significant advantage, providing ease and accessibility for residents and visitors alike. Set in the picturesque surroundings on the outskirts of South Cave, this home is not only a sanctuary but also a gateway to the local community, with its charming shops, schools, and parks just a short drive away. This property presents an excellent opportunity for those looking to settle in a tranquil yet vibrant area. In summary, this detached house on Brough Road is a wonderful family home that combines spacious living with a prime location. It is a must-see for anyone looking to enjoy the best of South Cave living.

Offers Over £400,000



Location

Located along Brough Road with easy access to the A63. South Cave is a desirable village located approximately 14 miles to the west of Hull City Centre. Standing just off the A63 the village enjoys access to the West Riding via the M62 motorway and in turn to the national motorway network. The village is served by local amenities including two convenience shops (one of which contains a sub post office), public houses, primary school and the Cave Castle Hotel & Country Club.

External Entrance Porch

External covered porch with main front entrance door providing access into the property.

Entrance Lobby

Tiled flooring. Inner single glazed entrance door leads into:

Entrance Hallway

Stairs lead off to the first floor accommodation. Under stairs cupboard. Radiator. Access into rooms off.

Dining Room

12' 10" x 15' 6" (3.91m x 4.72m)

Window to the front elevation. Feature fire surround. Radiator. Door into:

Day Room

10'10" to back of chimney breast x 15'4" (3.30m to back of chimney breast x 4.67m)

Lounge

24'9" x 12'1" extends to 12'5" (7.54m x 3.68m extends to 3.78m)

A generous size double aspect room with windows to the side and rear elevation. French doors provide access to the rear garden. Feature fire surround. Shelves. Two radiators.

Breakfast Kitchen

8'9" x 16'7" + 8'9" x 9'8" (2.67m x 5.05m + 2.67m x 2.95m)

A well proportioned L shaped breakfast farmhouse style kitchen. Fitted with a range of base and wall units. Work surfaces with sink unit. Appliances of gas hob and dishwasher. Part tiled and panelled walls. Window to the rear elevation. Radiator. Part tiled flooring. The Rayburn range is not in use and requires attention/repair/replacement.

Pantry

6' 1" x 7' 4" (1.85m x 2.24m)

Shelving. Light and power.

Lobby

Rear/side entrance lobby. Single glazed rear entrance door. Tiled flooring.

Ground Floor Shower Room

4'9" x 7'11" (1.45m x 2.41m)

Suite of walk in shower with electric shower unit. Wash hand basin with vanity cupboards. WC. Part tiled walls. Electric towel rail radiator. Electric fan heater.

Office

8'9" x 6'4" (2.67m x 1.93m)

Window to the side elevation. Radiator. Wall cupboards and shelving.

First Floor Landing

Window to the front elevation. Access to roof void with ladder access. Cupboard with radiator. Access to rooms off.

Bedroom One

13'0" x 15'6" to back of wardrobes (3.965m x 4.741m to back of wardrobes)

A double aspect room with windows to the front and side elevations. Range of wardrobes. Bedside cupboards. Radiator.



Bedroom Two

12' 11" x 12' 5" (3.94m x 3.78m)

A double aspect room with windows to the rear and side elevations. Wardrobe and boiler cupboard. Shelves. Radiator.

Bedroom Three

9' 10" x 12' 5" (3.00m x 3.78m)

Window to the rear elevation. Vanity unit with wash hand basin. Wardrobe. Cupboard. Radiator.

Bedroom Four

9' 11" x 7' 5" (3.02m x 2.26m)

Window to the front elevation. Radiator. Shelves and cupboards.

Bathroom

6'3" x 5'9" + door area (1.91m x 1.75m + door area)

Suite of bath with mains shower over. Wash wash hand basin. Window to the rear elevation. Tiled walls. Towel rail radiator.

Sep WC

Suite of WC. Window to the side elevation.

Outside

The property occupies a generous garden plot and has established lawned areas to the front and rear. There are a variety of established trees, bushes and shrubs. To the rear of the property there is a now disused outdoor swimming pool - this area has been fenced off for safety purposes and should not be entered for health and safety purposes. The access to the property is shared with the industrial/commercial units. The property enjoys its own parking area in front of the garage.

Garage

10' 7" x 20' 9" (3.23m x 6.32m)

With front access door (not in use/requires attention/replacement). Side personal door and window.

Outbuilding - Former Pool Room

8' 0" x 18' 3" (2.44m x 5.56m)

Energy Performance Certificate

The current energy rating on the property is C (74).

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band D for Council Tax purposes. Local Authority Reference Number ELK006009000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.



Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive.

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested. Drainage is to septic tank. We have been advised that the electric supply servicing the garage is currently provided by the commercial/industrial park and this will be disconnected by the sellers. It will therefore be the responsibility of the new purchaser to connect and provide an electric service to the garage. For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

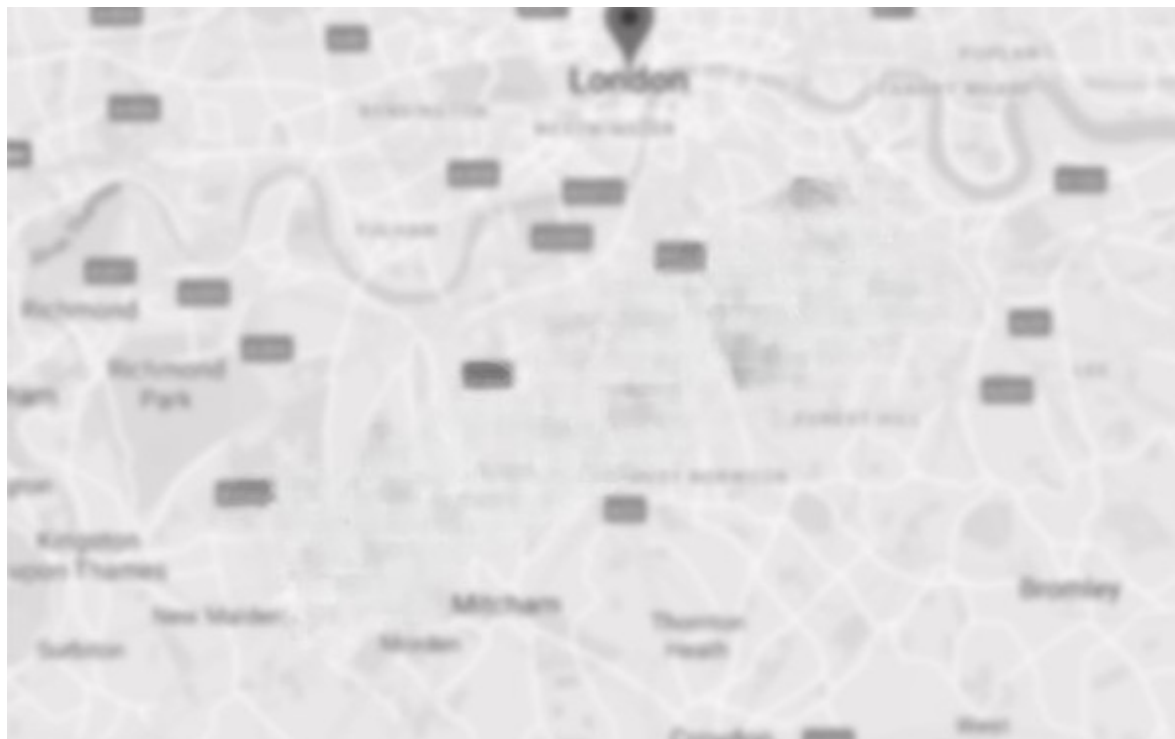
The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



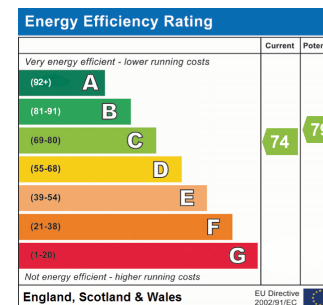








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