



21 Newfield Lane, South Cave, Brough, HU15 2JW

**LEONARDS**

SINCE 1884

- Three Bedroom Semi Detached Cottage
- Located Towards The Edge of the Village
- Front Facing Lounge with access to Dining Kitchen
- Gas Central Heating System and Double Glazing

- Standing in Grounds of circa 0.84 acre
- Rare Opportunity - Not To Be Missed
- Rear Entrance with access to GF Shower Room

- Useful Range of Outbuildings and Stores
- Entrance with Stairs off
- Extensive Parking Areas

Nestled in the charming village of South Cave, Brough, this delightful semi-detached cottage on Newfield Lane offers a rare opportunity to own a traditional cottage on a large plot of circa 0.84 acre with a range of outbuildings and stores. Offered for sale with No Forward Chain an early viewing is highly recommended to appreciate the potential provided. The accommodation comprises:- Entrance hall with stairs off, lounge, kitchen, rear entrance, ground floor shower room. On the first floor can be found three bedrooms with a cloakroom WC off bedroom one. Gas fired central heating system and double glazing. Viewing strictly by appointment with Leonards.

## Offers Over £350,000



## Location

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.

## Entrance

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation. Radiator. Access into:

## Lounge

13'3" to chimney breast x 12'0" (4.042m to chimney breast x 3.667m)  
Window to the front elevation. Fireplace with log burner. Tiled hearth. Radiator.

## Kitchen

15'3" x 10'10" (4.661m x 3.315m)  
Containing a base unit with worktop over and sink unit. Multi fuel room heater with cupboards to either side. Pantry cupboard off. Window to the side elevation. Internal single glazed window to the rear entrance. Tiled flooring. Radiator.

## Rear Entrance

10'3" x 5'11" (3.144m x 1.825m)  
Windows to the side and rear elevations with rear entrance door. Radiator. Tiled flooring. Access into:

## Shower Room

6'3" x 5'11" (1.918m x 1.810m)  
Suite of shower cubicle with mains shower. Wash hand basin. WC. Window to the rear elevation. Electric fan heater. Tiling to the walls and floor. Radiator.

## First Floor

Access to roof void with ladder and part boarding. Window to the side elevation.

## Bedroom One

12'0" to chimney breast x 11'11" (3.678m to chimney breast x 3.655m)  
Window to the front elevation. Radiator.

## Cloakroom WC

Suite of WC. Wash hand basin. Window to the front elevation. Radiator.

## Bedroom Two

6'9" to cupboards x 10'11" (2.070m to cupboards x 3.342m)  
Window to the rear elevation. Cupboards/wardrobes (housing the gas fired central heating boiler).

## Bedroom Three

8'0" x 7'10" (2.463m x 2.399m)  
Window to the rear elevation. Radiator.



## Outside

A particular feature of this property is the generous grounds and range of useful outbuildings and stores. Standing on a plot of circa 0.84 acre there is space and potential for alterations and improvements to the main dwelling house and outbuildings. All alterations will naturally be subject to the necessary planning consents and approval being obtained from East Riding of Yorkshire Council.

## Agents Note - New Future Development Clause

The property is sold subject to an overage provision reserving to the sellers the benefit of a 25% of the uplift from the sale price of the whole of the land and associated outbuildings for a 25 year term for any residential or commercial property planning approval/alteration. This would exclude extension/alteration to the current dwelling house.

## Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

## Energy Performance Certificate

The current energy rating on the property is d (63).

## 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 SCA078021000. 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. Drainage is to a septic tank. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Tenure

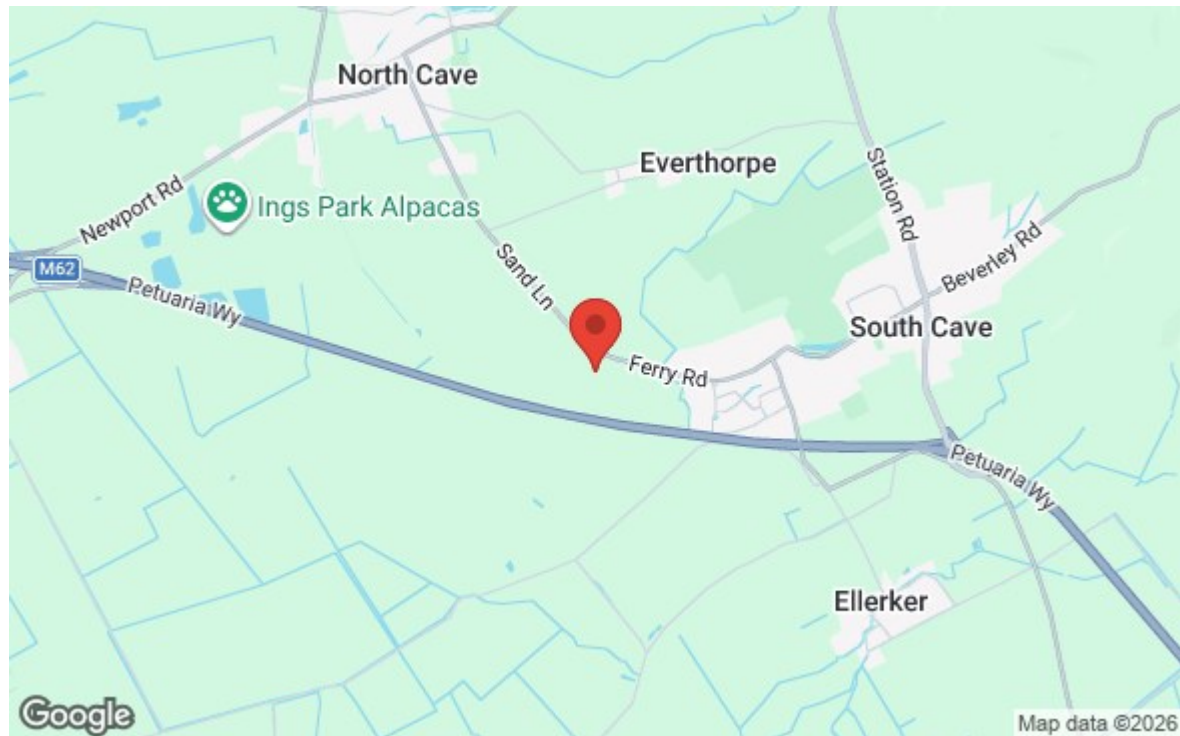
The tenure of this property is Freehold.

### 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.

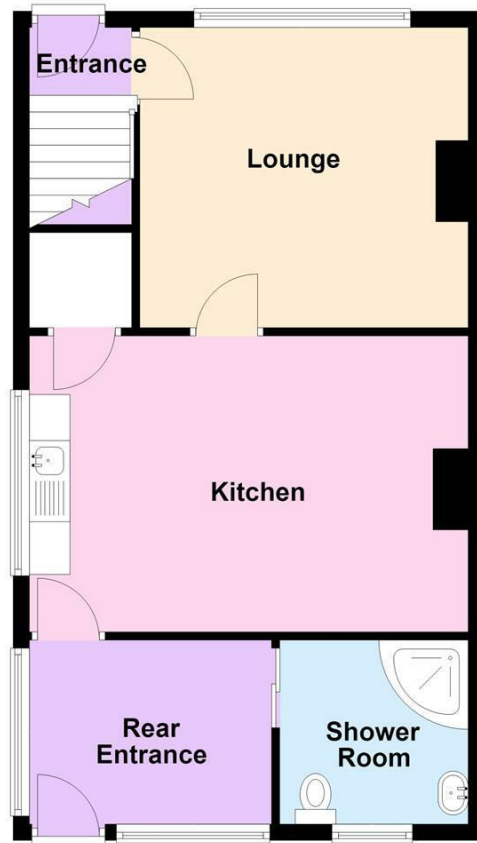








### Ground Floor



### First Floor



Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>79</b>
(55-68) <b>D</b>	<b>63</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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