Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME

7 Bridge Road, South Cave, East Yorkshire, HU15 2JE

- Mid Terraced Home
- 4 Good Bedrooms
- Dining Kitchen
- Council Tax Band = C
- Spacious Lounge
- Lovely Gardens
- Driveway & Carport
- Freehold / EPC = F

£194,999

INTRODUCTION

This four-bedroom mid-terraced home offers spacious family accommodation with an excellent opportunity for an incoming purchaser to put their own stamp on the property. While presented in comfortable, move-in condition, the property is ready for some cosmetic updating. The ground floor layout comprises an entrance hall, a lounge, a dining kitchen, and a rear lobby. Upstairs, the first-floor landing leads to four good-sized bedrooms and the family bathroom.

Externally, the front features a lawned garden alongside a side driveway and carport, which together provide excellent off-street parking. To the rear is a lovely, well-tended garden complete with a patio area and a neat lawn beyond.

LOCATION

Bridge Road is situated off Ferry Road within the popular village of South Cave. 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

With staircase leading up to the first floor.

LOUNGE

With feature fire surround housing a gas fire. Window to the front elevation. Double doors lead through to the dining kitchen.

DINING KITCHEN

Having a range of fitted base and wall units, laminatae worktops, sink and drainer oven, four ring gas hob with filter above, integrated fridge and plumbing for a washing machine. Window to rear.

DINING AREA

With patio doors leading out to the garden.

REAR LOBBY

With access door to side.

FIRST FLOOR

LANDING

With cupboard housing the central heating boiler.

BEDROOM 1

With fitted wardrobes and window to the front elevation.

BEDROOM 2

With built in wardrobe and window to rear.

BEDROOM 3

Window to the front elevation.

BEDROOM 4

Window to the front elevation.

BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush WC. Tiling to walls, window to rear.

OUTSIDE

The front features a lawned garden alongside a side driveway and carport, which together provide excellent off-street parking. To the rear is a lovely, well-tended garden complete with a patio area and a neat lawn beyond.

REAR VIEW

HEATING

The property has the benefit of warm air central heating.

GLAZING

The property has the benefit of uPVC 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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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 sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

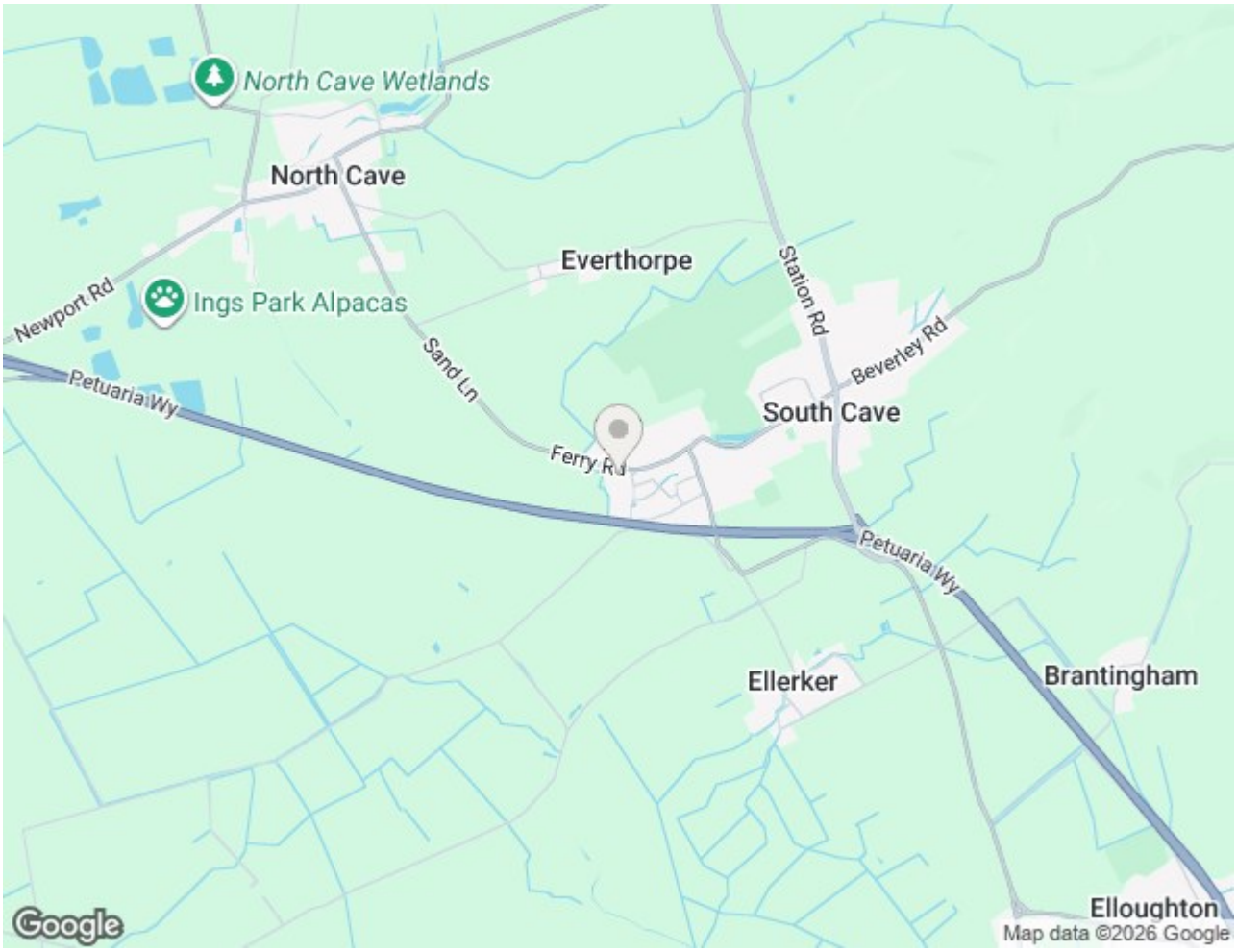
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

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.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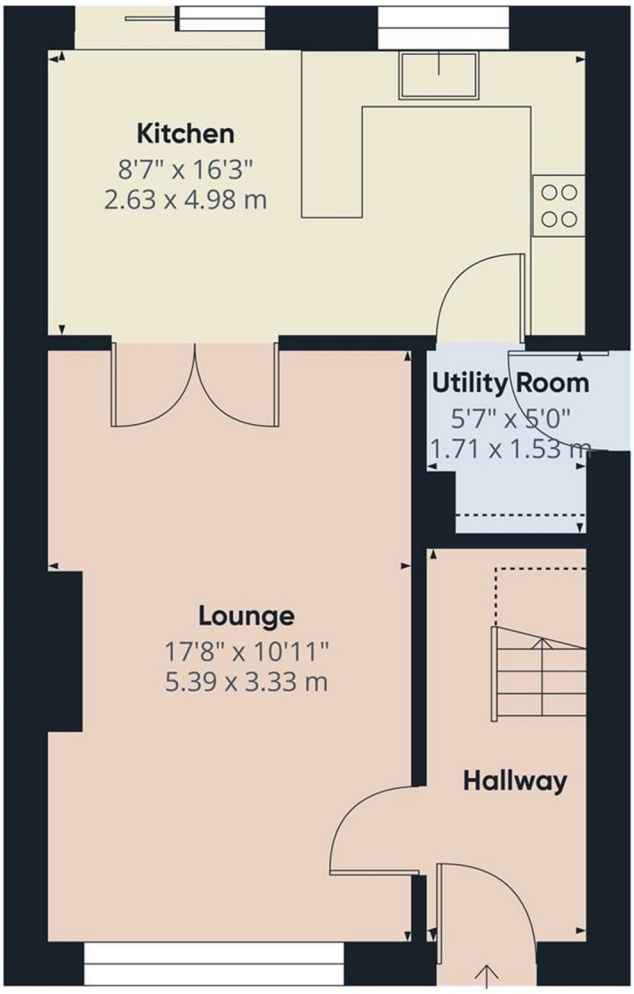


Floor 0

Approximate total area(1)
427 ft²
39.7 m²

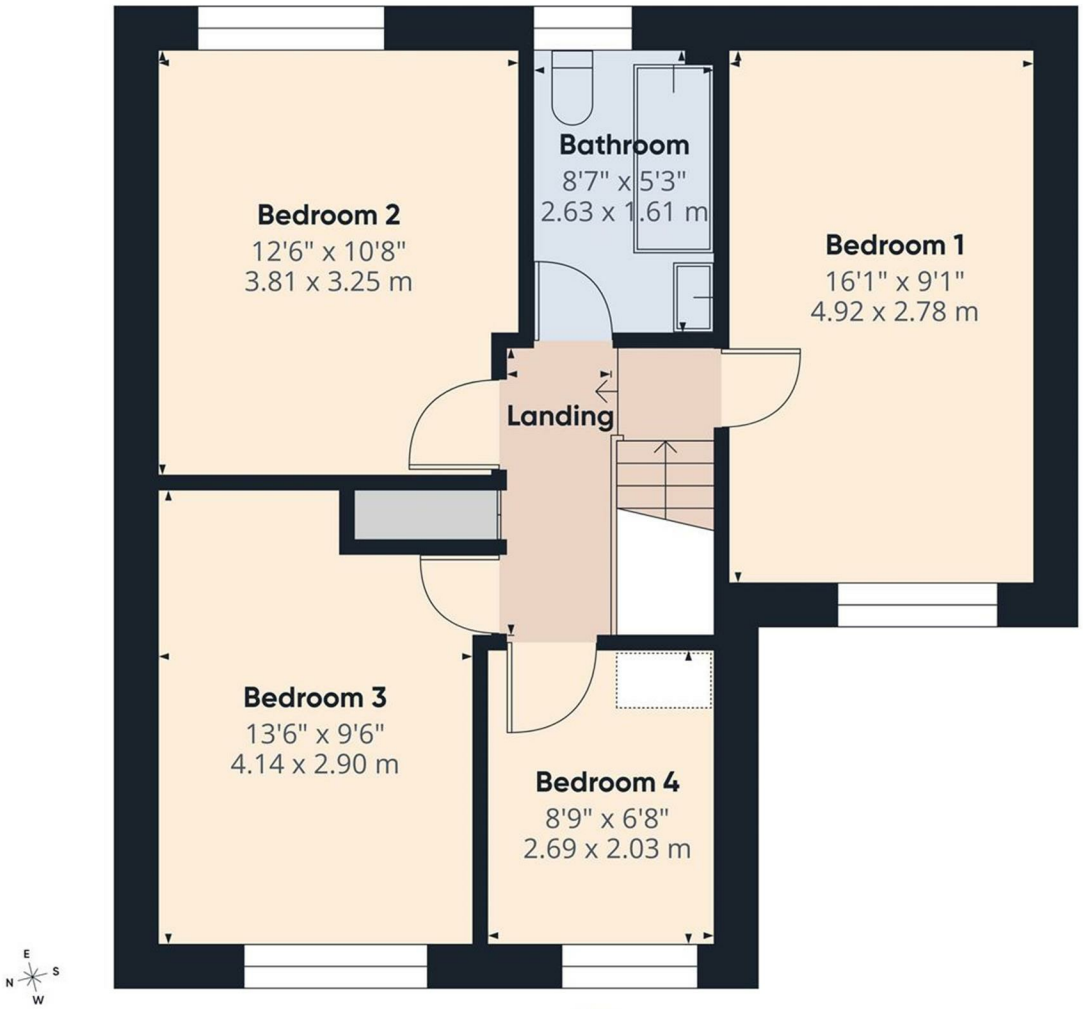
Reduced headroom
14 ft²
1.3 m²

(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 1

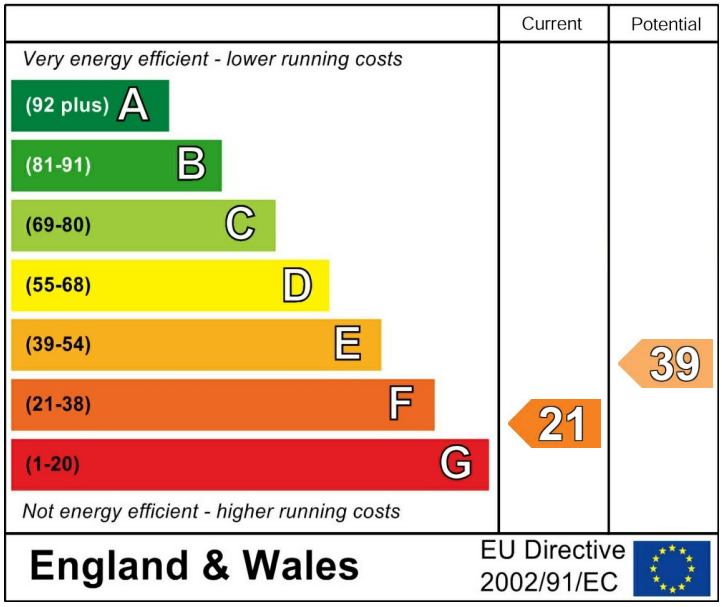
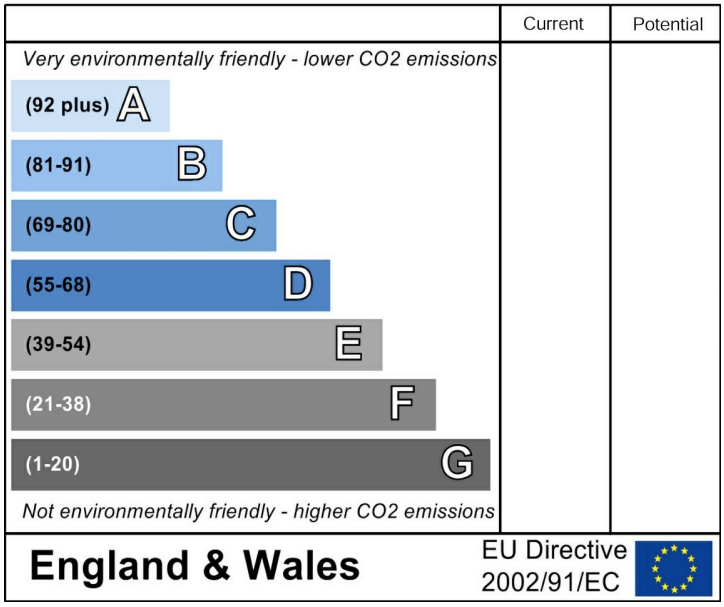
Approximate total area(1)
559 ft²
51.8 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating