



SYMONDS + GREENHAM

Estate and Letting Agents



59 Geldart Avenue, Brough, HU15 2YL **Offers over £460,000**

Located on the highly regarded Geldart Avenue development in South Cave, this superb four bedroom detached home enjoys a particularly desirable position, offering excellent privacy along with a beautiful outlook to both the front and rear.

The property is accessed via a welcoming entrance hall leading to a versatile snug or home office, a separate living room and a ground floor WC. The standout feature of the home is the stunning open plan kitchen, dining and living space, complete with a central island and two sets of French doors opening directly onto the rear garden, creating a fantastic flow of natural light and indoor outdoor living. The ground floor is further complemented by a utility room with garden access and an additional WC.

To the first floor, the property continues to impress with four generously sized double bedrooms, all offering excellent proportions and a high standard of presentation. The primary bedroom is complemented by a stylish en suite shower room, while the remaining three bedrooms, all good sized doubles, ideal for family use, guest rooms or home working if required, are served by a modern and well appointed family bathroom.

Externally, the property truly comes into its own. The rear garden is a standout feature—private, secluded and beautifully landscaped, enjoying a sunny aspect and backing onto mature trees. With multiple seating areas positioned to take advantage of the sun throughout the day, it offers an exceptional outdoor space and one of the finest plots on the development. To the front, the property benefits from a large driveway and double garage providing ample parking and storage.

This is a rare opportunity to acquire a premium family home in a prime South Cave location, offering space, privacy and exceptional outdoor living.

BOOK YOUR VIEWING NOW!

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

Symonds + Greenham have been informed that this property is Freehold/Leasehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

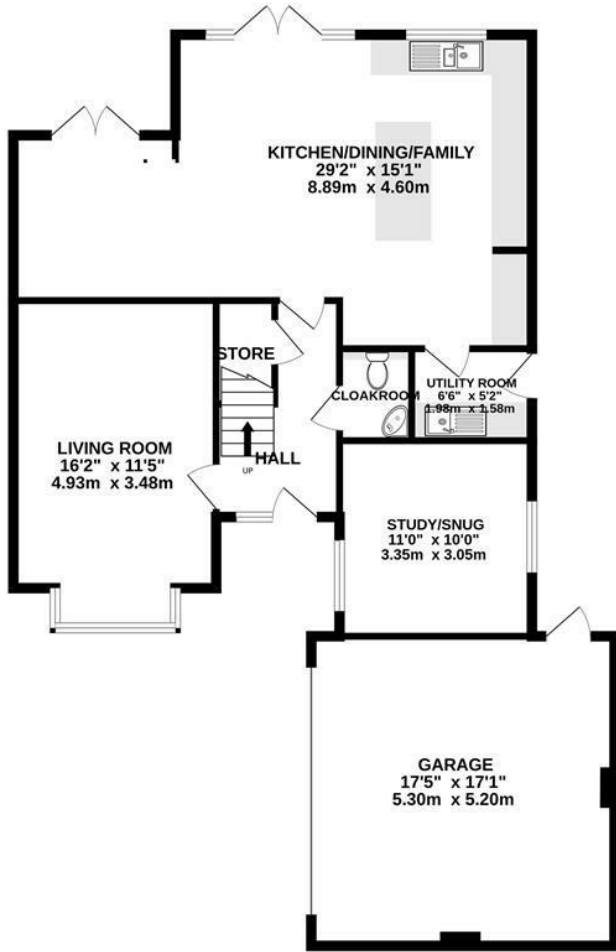
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

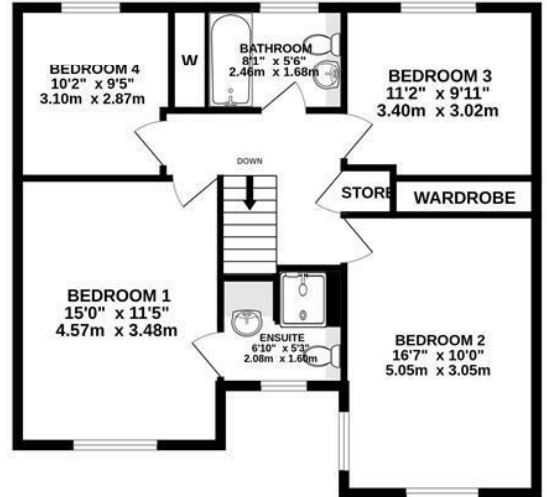
COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band F.

GROUND FLOOR
1167 sq.ft. (108.4 sq.m.) approx.

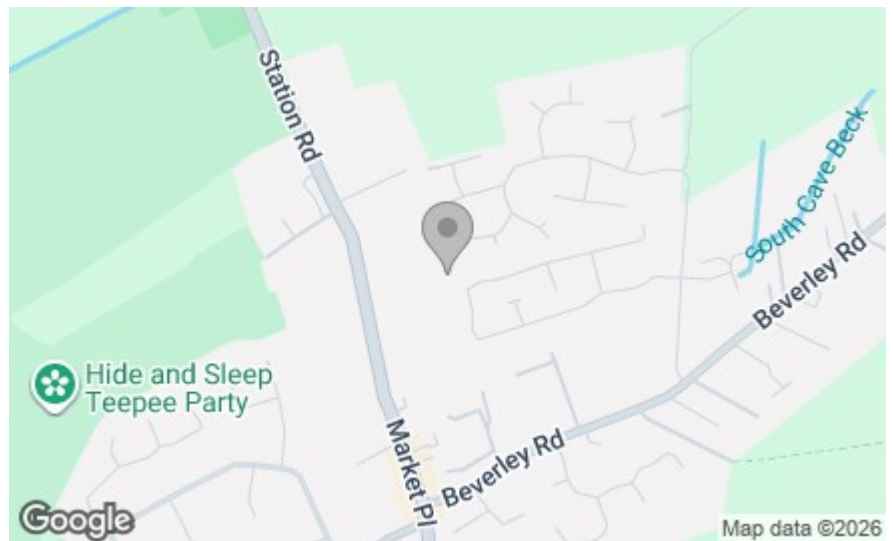


1ST FLOOR
724 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA: 1891 sq.ft. (175.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	
(61-81) B	
(49-60) C	
(35-48) D	
(29-34) E	
(21-28) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

85 93

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC