Welton Road, Brough, East Yorkshire, HU15 1AF

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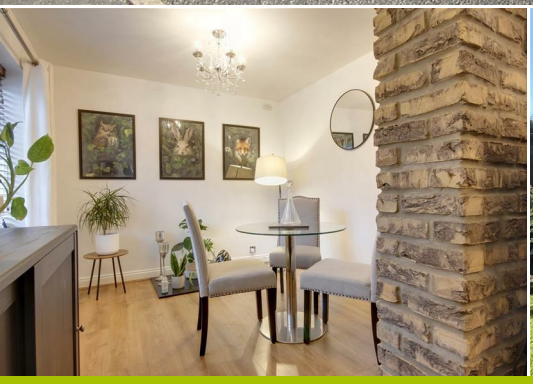
Limb
MOVING HOME



40 Castle Drive, South Cave, East Yorkshire, HU15 2ES

- Deceptive Detached Property
- 2 Storey Accommodation
- South Facing Rear Garden
- Council Tax Band = D
- Stunning Kitchen & Bathroom
- 4 Bedrooms
- Viewing Essential
- Freehold/EPC = C

Guide Price £325,000

INTRODUCTION

GUIDE PRICE £325,000 - £335,000 * Nestled in the charming village of South Cave, this delightful detached house on Castle Drive offers a perfect blend of modern living and village tranquillity. Viewing can only really fully reveal the size and appeal of this stunning detached property which has been significantly enhanced over the years to create a beautiful home. With modern stylish and bedrooms to both ground and first floor, the property provides much versatility and the layout is depicted on the attached floorplan. Features include a stunning spacious hallway, attractive lounge plus dining area and a contemporary fitted kitchen. There are two ground floor bedrooms including the main having an en-suite and the other is presently used by the owners as further reception room as it opens out to the south facing garden. There is also a stylish fully tiled bathroom. Upon the first floor are two large double bedrooms. The accommodation has the benefit of gas fire central heating to radiators and double glazing. Outside a garden extends to the front and a long driveway provides good parking and access to the single garage. The rear garden is a particular feature enjoying a south facing aspect with lawn and patio area. Whether you wish to host summer barbecues or simply enjoy a quiet afternoon in the sun, this garden offers you a sun-drenched outdoor space where you can relax and unwind. South Cave is known for its friendly community and picturesque surroundings, making it an ideal location for those looking to escape the hustle and bustle of city life while still enjoying easy access to local amenities.

LOCATION

Castle Drive is a sought after residential area situated off Church Street, close to the village centre. South Cave lies approximately 12 miles to the west of Hull and the historic market town of Beverley is approximately 9 miles away. The village is ideally placed for travelling into Hull, Beverley, York, Leeds and the West Riding with immediate access available to the A63/M62 motorway network. There is a mainline railway station situated approximately 5 minutes driving time away in the nearby village of Brough. South Cave has a variety of amenities including convenience stores, a number of public houses and restaurants together with golf course and country club. The village has a junior school and is in the South Hunsley School catchment area.

ACCOMMODATION

Residential entrance door to:

SPACIOUS HALLWAY

This spacious hallway has a feature staircase leading up to the first floor.

LOUNGE

13'8" x 11'4" approx (4.17m x 3.45m approx)
With cantilever window to front elevation. Brick faced chimney breast ideal for housing a flat screen TV. Wide opening through to the dining area.

DINING AREA

9'4" x 9'3" approx (2.87m x 2.82m approx)
With window to front elevation.

KITCHEN

10'1" x 9'6" approx (3.07m x 2.90m approx)
Having a range of contemporary high gloss fronted base and wall mounted units with work surfaces and breakfast bar area. There is a ceramic one and a half sink and drainer, integrated oven, hob and hood above, fridge, freezer and dishwasher. Window and door to side elevation.

BEDROOM 1

10'9" x 9'3" approx (3.28m x 2.82m approx)
With built in wardrobe, window to rear elevation.

EN-SUITE SHOWER ROOM

Contemporary en-suite comprising wash hand basin, concealed flush W.C., shower enclosure, tiling to the walls and floor, heated towel rail.

BEDROOM 2/SITTING ROOM

12'0" x 8'3" approx (3.66m x 2.51m approx)
With fitted wardrobe having sliding mirrored fronts, patio doors opening out to the rear.

BATHROOM

A stunning bathroom with fully tiled walls and floor. The suite comprises a bath with shower attachment, fitted furniture with inset wash hand basin and concealed flush W.C., heated towel rail.

FIRST FLOOR

LANDING

BEDROOM 3

17'7" x 11'4" approx (5.36m x 3.45m approx)
A stunning room with "walk in" wardrobe to one corner, Velux window.

BEDROOM 4

16'2" x 11'5" approx (4.93m x 3.48m approx)
A generous sized room with "walk in" wardrobe to one corner, Velux window.

OUTSIDE

Outside a garden extends to the front and a long driveway provides good parking and access to the single garage. The rear garden is a particular feature enjoying a south facing aspect with lawn and patio area to relax or entertain.

REAR VIEW

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. 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.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances 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. Matthew 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 Matthew 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.

PHOTOGRAPH DISCLAIMER

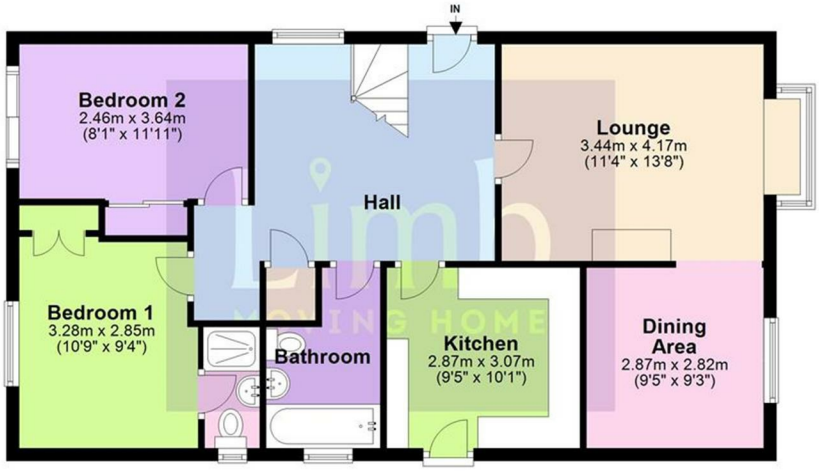
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

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.

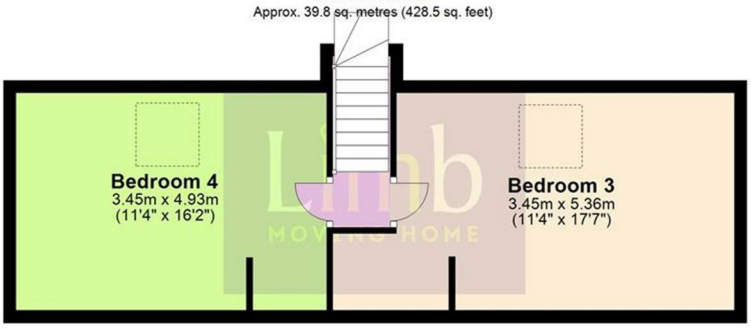
Ground Floor

Approx. 76.2 sq. metres (820.7 sq. feet)



First Floor

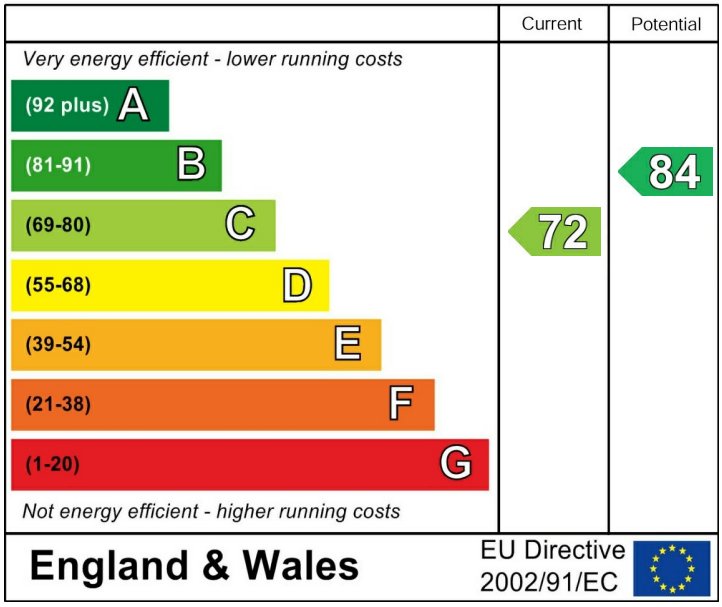
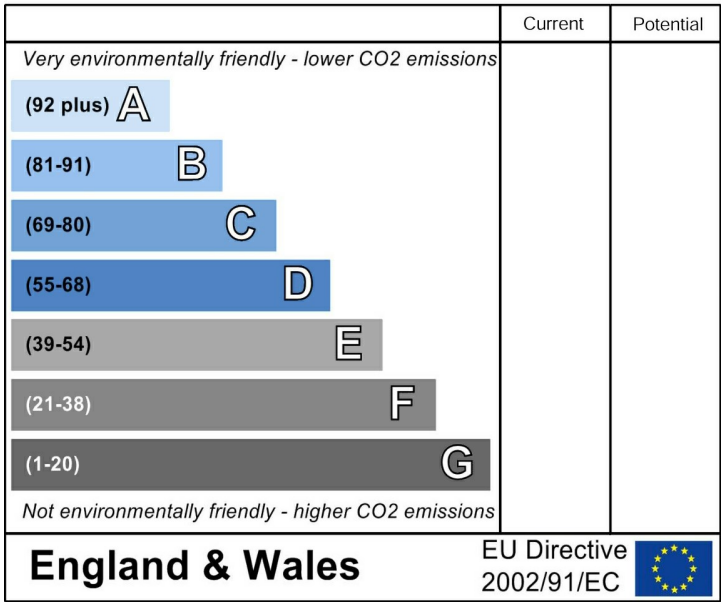
Approx. 39.8 sq. metres (428.5 sq. feet)



Total area: approx. 116.1 sq. metres (1249.2 sq. feet)

40 Castle Drive

Energy Efficiency Rating



Environmental Impact (CO_2) Rating