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**Limb**  
MOVING HOME



*11 West Hall Garth, South Cave, East Yorkshire, HU15 2HA*

- 📍 Semi Detached Bungalow
- 📍 Lovely Rear Garden
- 📍 Sought After Location
- 📍 Council Tax Band = C
- 📍 2 Bedrooms
- 📍 Driveway & Garage
- 📍 Viewing Recommended
- 📍 Freehold / EPC = C

**£225,000**

## INTRODUCTION

This wonderfully situated two bedroomed semi-detached bungalow offers well proportioned accommodation and is perfect for someone looking for ground floor accommodation with space. In a popular residential area in the heart of South Cave, the property benefits from gas central heating and double glazing throughout.

The accommodation briefly comprises an entrance hall, kitchen, lounge/dining room, two bedrooms, the second bedroom with adjoined sitting area, shower room and W.C.. Outside, the well-presented and private rear garden comprises a paved patio to the immediate rear of the property followed by lawn. There is a single garage to the side of the garden, up to which a driveway runs at the side of the property, providing off-street parking for up to four vehicles. There is also another area of lawn to the front.

In a sought-after village location and close to amenities on offer, this property is perfect for those looking to downsize or anybody looking for versatile accommodation to make their own. Viewing is highly recommended!

## LOCATION

The property is located on West Hall Garth, part of a popular residential development to the south of West End in 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

Residential entrance door to:

### ENTRANCE HALL

Central space benefitting from a storage cupboard.

## LOUNGE/DINING ROOM

Generously sized living area with bay window to front and gas fireplace with granite hearth & surround to the centre.



## KITCHEN

With fitted units & worksurfaces, one-and-a-half sink & drainer beneath window to the rear, plumbing for a washing machine and additional window to the side of the property. A door opens out to the paved patio.



## BEDROOM 1

With fitted wardrobes and window to the front of the property.



## BEDROOM 2

Versatile, extended space with options for a variety of uses. There is a bedroom area with an opening leading through to a sitting area.



## SITTING AREA

With sliding doors opening onto the rear garden.





## SHOWER ROOM

Comprising shower enclosure with tiled surround and wash-hand basin atop fitted vanity unit beneath window to the rear elevation.



## W.C.

Wash-hand basin and low-flush W.C. beneath window to the side of the property.



## OUTSIDE

Outside, the well-presented and private rear garden comprises a paved patio to the immediate rear of the property followed by lawn. There is a single garage to the side of the garden, up to which a driveway runs at the side of the property, providing off-street parking for up to four vehicles. There is also another area of lawn to the front.



## REAR VIEW



## HEATING

The property has the benefit of gas fired central heating.

## GLAZING

The property has the benefit of 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 heating system 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. 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 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. These 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 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. AI may have also been used to enhance photography.

## *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.





