



19 Beverley Road, South Cave, Brough, HU15 2AU

LEONARDS

SINCE 1884

- Well Presented Semi Detached Family House
- Generous Parking Area with Detached Garage
- Separate Sitting Room and Lounge
- Early Viewing Highly Recommended

- Standing on a Plot of circa 0.25 acre
- Large Rear Garden Area with Patio
- Open Plan Kitchen with Dining Room

- Popular and Well Regarded West Hull Village
- Entrance Porch with Access to Hallway
- First Floor with Three Bedrooms and Bathroom

Nestled on the charming Beverley Road in South Cave, Brough. Believed to be built for the School Master in the mid 1930`s this delightful semi-detached house offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms and generous open plan kitchen with dining room provide ample room for relaxation and entertaining, making it easy to host gatherings with friends and family. The house features a well-appointed bathroom. One of the standout features of this property is the generous parking space, accommodating numerous vehicles, which is a rare find in this area. This is particularly advantageous for families with multiple cars or for those who enjoy hosting visitors. The location itself is a significant draw, with South Cave offering a friendly community atmosphere and easy access to local amenities. Residents can enjoy the picturesque surroundings while still being within reach of larger towns and cities for additional shopping and entertainment options. This semi-detached house on Beverley Road presents an excellent opportunity for those looking to settle in a peaceful yet accessible area. With its spacious layout and ample parking, it is a property that truly deserves your attention.

Offers In The Region Of £365,000



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.

Side Entrance

5'4" x 7'8" (1.635m x 2.343m)

Main side entrance provides access into the side porch. Window to the front elevation. Tiled flooring inner double glazed entrance provides access into:

Inner Hallway

Stairs lead off to the first floor accommodation. Wooden effect flooring. Access into rooms off.

Sitting Room

10'11" x 10'10" (3.340m x 3.327m)

Window to the front elevation. Feature fire surround with open provision. Radiator.

Lounge

12'4" to back of chimney breast x 14'3" (3.784m to back of chimney breast x 4.361m)

Window to the front elevation. Feature fire surround with multi fuel stove. Timber mantel and tiled hearth. Wooden effect flooring. Radiator.

Kitchen Area

17'4" x 8'3" (5.300m x 2.520m)

Fitted with a generous range of base and wall units. Work surfaces with sink unit. Appliances of dual fuel Rangemaster cooker. Freestanding dishwasher. Part tiled walls. Tiled flooring. Radiator. Useful pantry cupboard off. Open plan access into:

Dining Area

13'11" x 11'4" (4.262m x 3.465m)

A lovely room which is perfect for entertaining and enjoys views over the rear garden area with French doors to the outside. Multi fuel room heater. Velux roof light window. Radiator.

Cloakroom Laundry

2'11" x 11'3" (0.903m x 3.447m)

Suite of WC. Vanity unit with wash hand basin. Plumbing for washing machine. Wall mounted gas fired central heating boiler. Window to the rear elevation.

First Floor Landing

Access to roof void.

Bedroom One

10'11" x 13'1" (3.348m x 4.006m)

Window to the front elevation. Wooden effect flooring. Radiator. Built in cupboard.



Bedroom Two

12'4" to back of chimney breast x 14'4" (3.776m to back of chimney breast x 4.369m)
Window to the front elevation. Wooden effect flooring. Radiator.

Bedroom Three

8'2" x 8'5" (2.502m x 2.568m)
Window to the rear elevation. Radiator.

Bathroom

8'8" x 5'9" (2.661m x 1.769m)
Containing a three piece suite of bath with mains shower attachment to the taps with screen. Vanity unit with wash hand basin. WC. Tiling to the walls. Towel rail type radiator. Window to the rear elevation.

Outside

A particular feature of this property is the fantastic garden plot provided. Standing slightly elevated along Beverley Road the property is approached via a gated entrance onto the stoned driveway and parking area. The established front garden area is laid mainly to lawn with stoned borders and hedging. There is vehicular access to the detached garage and via the rear gateway pedestrian access to the rear patio area and garden beyond. Immediately adjoining to the rear of the house can be found an extensive patio area which provides a great space for outdoor entertaining. Steps up lead to the raised garden area. Laid predominantly to lawn with established trees, bushes, shrubs and hedged boundaries. There are useful outbuildings of two sheds, summerhouse, greenhouse and a pergola/seating area. Small vegetable plot.

Garage

9'7" x 20'1" (2.944m x 6.139m)
With up and over door. French doors to the side elevation which provide a wider personal access. Light and power.

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.

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 .SCA009019000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Energy Performance Certificate

The current energy rating on the property is pending.



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.

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 procuration fee they receive.

Services

The mains services of water, gas and electric are connected. 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

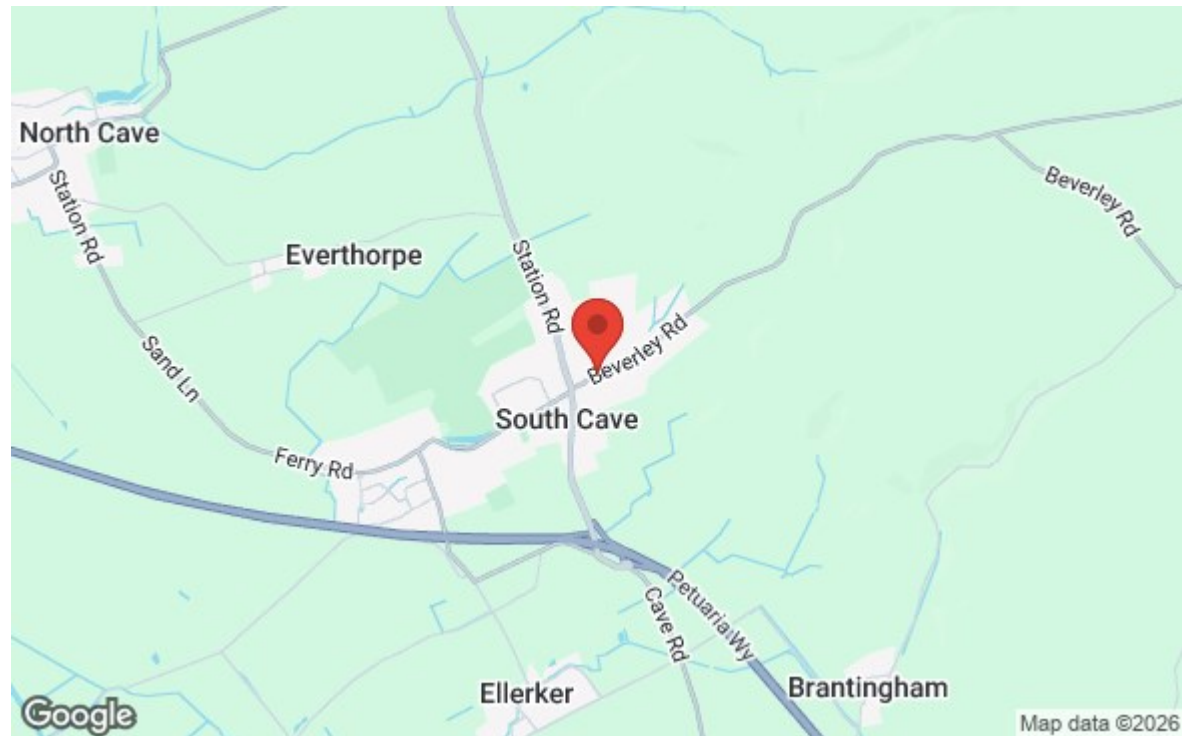
The tenure of this property is Freehold.

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.










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.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

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

View all our properties at.....

