



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

- 📍 Semi-Detached House
- 📍 Drive For Multiple Vehicles
- 📍 Open Views To Rear
- 📍 Council Tax Band= C
- 📍 Three Bedrooms
- 📍 Dining Kitchen
- 📍 No Onward Chain!
- 📍 Freehold/EPC= D

£195,000

INTRODUCTION

Offered for sale with no onward chain is this semi-detached house with great parking and garden with open views to the rear. The accommodation would benefit from some cosmetic updating and briefly comprises an entrance hall, lounge, dining kitchen, three bedrooms and a modern bathroom. The property has the benefit of gas central heating to radiators and double glazing.

The property occupies an attractive plot within a cul-de-sac setting. A gravelled driveway to the the front and side provides off street parking for multiple vehicles and the rear garden is mainly lawned and enjoys open views to the rear.

LOCATION

The property is tucked away to one corner of Bridge Road which is a small residential cul-de-sac leading directly off Ferry Road in the area of South Cave known as West End. South Cave is a desirable village located to the west of Hull and provides a good range of shops including nearby convenience store, post office, chemist, doctor's surgery and further amenities including a well regarded village primary school. Secondary schooling can be found at South Hunsley in the village of Melton. The property is conveniently placed for access to the A63/M62 motorway network. A mainline railway station is located in the nearby village of Brough.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With staircase to the first floor.

LOUNGE

15'0" x 10'7" approx (4.57m x 3.23m approx)
With windows to front and side elevations. Wall mounted gas fire.



DINING KITCHEN

13'3" x 10'6" approx (4.04m x 3.20m approx)
Having a range of fitted base and wall units with laminate worksurfaces, double sink unit, cooker point, space for fridge, plumbing for washing machine. Wall mounted gas central heating boiler, window and external access door to rear.



FIRST FLOOR

LANDING

With loft access hatch.

BEDROOM 1

9'11" x 9'0" approx (3.02m x 2.74m approx)

With fitted unit and overhead storage, fitted wardrobes, storage cupboard and window to front elevation.



BEDROOM 2

10'6" x 6'5" approx (3.20m x 1.96m approx)

With fitted wardrobe and window to rear elevation.



BEDROOM 3

7'5" x 6'6" approx (2.26m x 1.98m approx)
With window to rear.



BATHROOM

With modern suite comprising a bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Tiling to walls, heated towel rail and window to side.



OUTSIDE

The property occupies an attractive plot within a cul-de-sac setting. A gravelled driveway to the front and side provides off street parking for multiple vehicles and the rear garden is mainly lawned and enjoys open views to the rear.



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

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

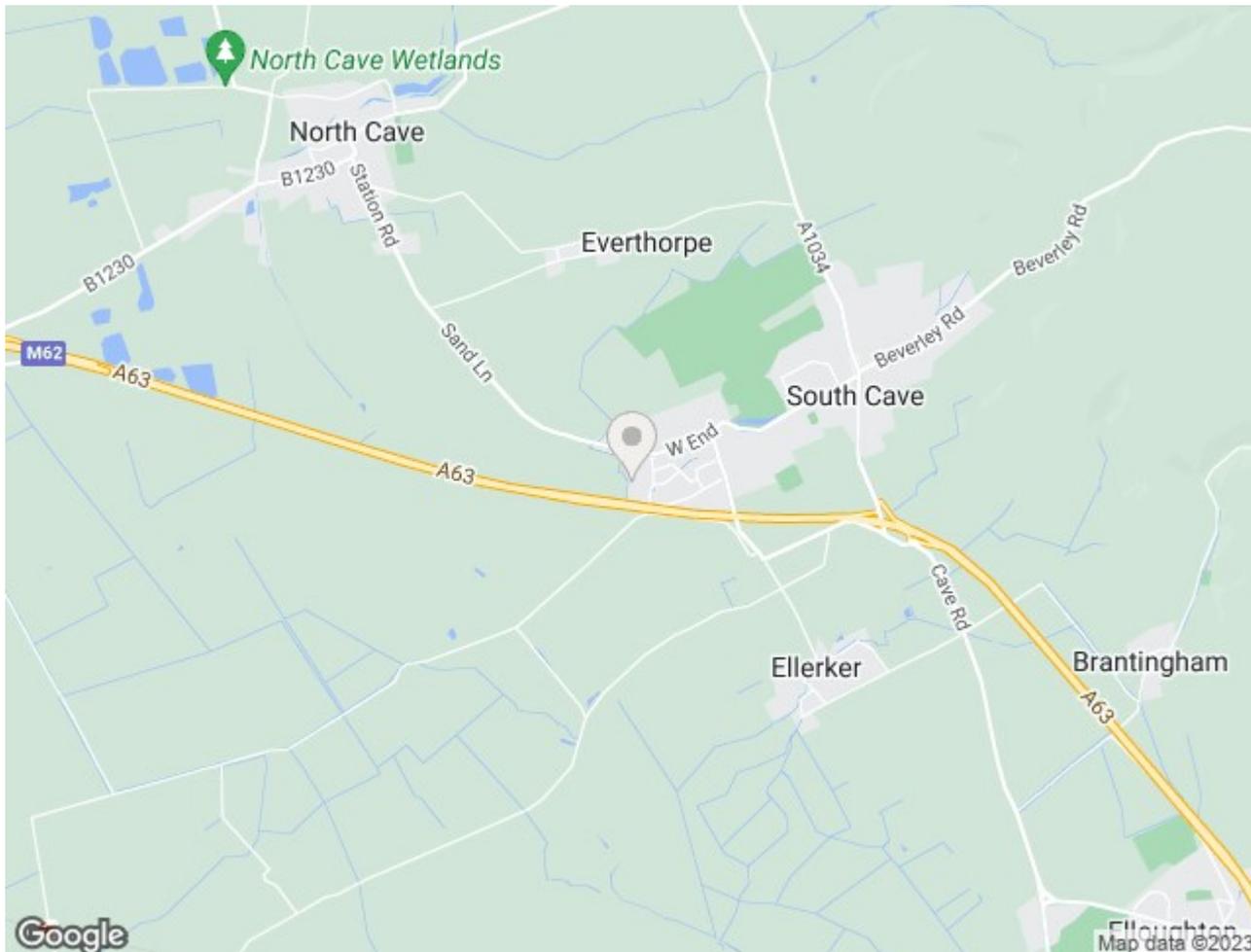
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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

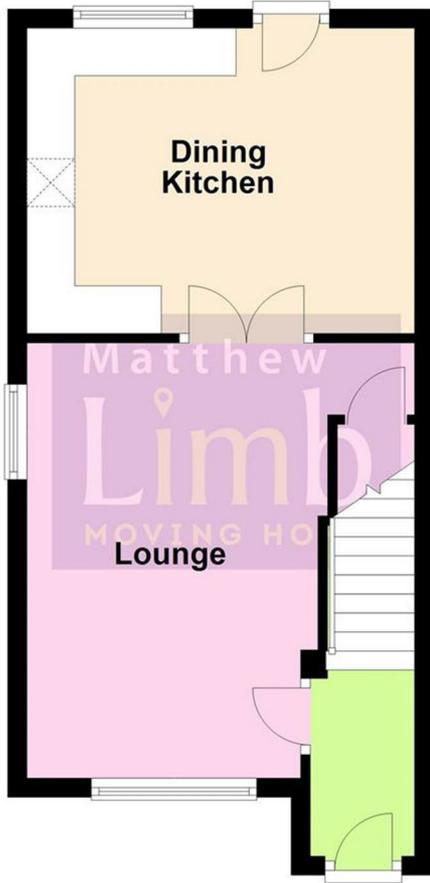
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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



First Floor



Total area: approx. 64.6 sq. metres (695.8 sq. feet)

