

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF  
T: 01482 669982 F: 01482 669984  
E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew  
**Limb**  
MOVING HOME



*14 Pinfold, South Cave, East Yorkshire, HU15 2EZ*

- 📍 Period Cottage
- 📍 Open Plan Living
- 📍 Two Bedrooms
- 📍 Modern Shower Room
- 📍 Enclosed Rear Garden
- 📍 C/Heating & D/Glazing
- 📍 Viewing Essential
- 📍 EPC=D

**£167,500**



## INTRODUCTION

Situated within a historic part of this popular village is this charming two bedroomed end terraced cottage. The attractive stone fronted period property offers delightful accommodation with much character. To appreciate the appeal of this lovely home, viewing is highly recommended. Blending modern day living with character features the accommodation is open plan to the ground floor with living, dining and kitchen areas complemented by bi-folding doors to the rear garden. There are two bedrooms and a modern shower room situated on the first floor.

The enclosed rear garden enjoys a westerly aspect with a patio area and lawn beyond.

## LOCATION

the property is located along the historic street scene of Pinfold, close to its junction of West End on the western side of the village. 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 to Hull, Beverley, York, Leeds and the West Riding with immediate access being 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, bakers, butchers, a number of public houses and restaurants together with a golf course and country club. The village also has a junior school and lies within the South Hunsley Secondary School catchment area.

## ACCOMMODATION

Residential entrance door to:

### OPEN PLAN LIVING AREA

20'6" x 12'8" approx (6.25m x 3.86m approx)

With feature fireplace with tiled hearth and electric stove, TV point, storage cupboard, revealed stone walls, beamed ceiling, and double glazed window to front elevation.



## LIVING AREA



## DINING AREA

With stairs to the first floor off, understairs cupboard housing an integrated fridge with freezer compartment, breakfast bar, beamed ceiling.



## KITCHEN

10'7" x 10'5" approx (3.23m x 3.18m approx)  
Having a range of fitted shaker style base and wall units with contrasting worksurfaces and upstands, tiled splashbacks, one and a half sink and drainer with mixer tap, electric oven, ceramic hob and plumbing for an automatic washing machine. Cupboard housing the gas central heating boiler, inset spotlights, auto-controlled Velux skylight and bi-folding doors opening out to the rear garden.



## FIRST FLOOR

## LANDING

With loft access hatch.

## BEDROOM 1

12'8" x 8'1" approx (3.86m x 2.46m approx)

With ornamental period fireplace and double glazed window to front elevation.



## BEDROOM 2

10'2" x 7'7" approx (3.10m x 2.31m approx)

Double glazed window to rear elevation.





### *SHOWER ROOM*

With suite comprising a large shower enclosure with rainhead shower and shower attachment, pedestal wash hand basin, low flush W.C., tiled and mirrored walls, inset spot lights, tiled floor and double glazed window to side elevation.



### *OUTSIDE*

The rear garden enjoys a westerly aspect with a walled and fenced boundary. There is a block paved patio directly adjoining the rear of the property with steps up to the lawn beyond.



### *REAR VIEW OF PROPERTY*



## TENURE

Freehold

## COUNCIL TAX BAND

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

## VIEWING APPOINTMENT

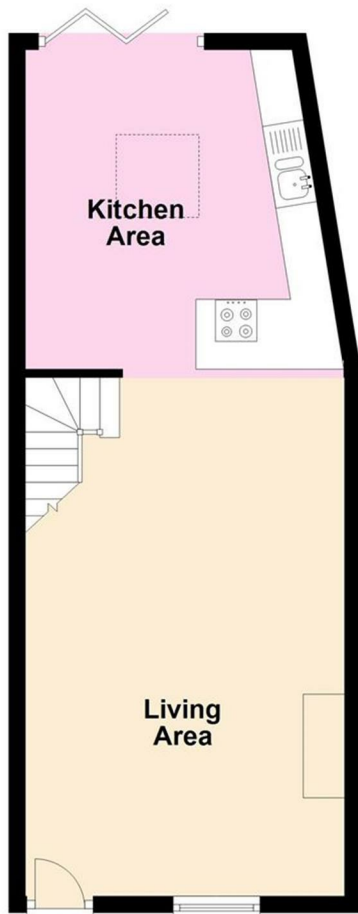
TIME ..... DAY/DATE .....

SELLERS NAME(S) .....



### Ground Floor

Approx. 38.2 sq. metres (410.7 sq. feet)



### First Floor


Approx. 23.7 sq. metres (255.2 sq. feet)



Total area: approx. 61.9 sq. metres (665.8 sq. feet)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	