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**Limb**  
MOVING HOME



*4 Bridge Road, South Cave, East Yorkshire, HU15 2JE*

- 📍 Detached Dormer Style House
- 📍 Well Equipped Kitchen
- 📍 Versatile Layout
- 📍 Garden with Deck & Patio
- 📍 3 Beds/2 Baths
- 📍 Excellent Parking
- 📍 Council Tax Band = D
- 📍 Freehold / EPC =

**£279,950**

## INTRODUCTION

This three-bedroom dormer-style home offers spacious and versatile accommodation in a popular location. Ready for its next owners to make it their own, the property features a well-planned layout with living and bedroom spaces conveniently arranged across two floors.

The ground floor includes an entrance hall leading to a lounge featuring a log burner. There is a separate dining room providing a dedicated space for entertaining, while the well-equipped kitchen serves as a functional hub, opening through to a further living area. Completing the ground floor is a double bedroom and a family bathroom, offering excellent flexibility. Upstairs, there are two further double bedrooms, including a principal room with an en-suite shower room.

Externally, the property is highly practical. A lawned garden sits to the front, while a generous side drive provides excellent off-street parking leading to the garage. The garage has been partitioned to provide a storage area accessible from the house, with further storage remaining to the front. The rear garden features a central lawn surrounded by timber decking and a patio, offering a pleasant space for outdoor relaxation.

## LOCATION

Bridge Road is situated off Ferry Road 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

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

## ENTRANCE HALL

With door to:

## LOUNGE

Featuring a log burning stove within a marble fireplace. Window to the front elevation.

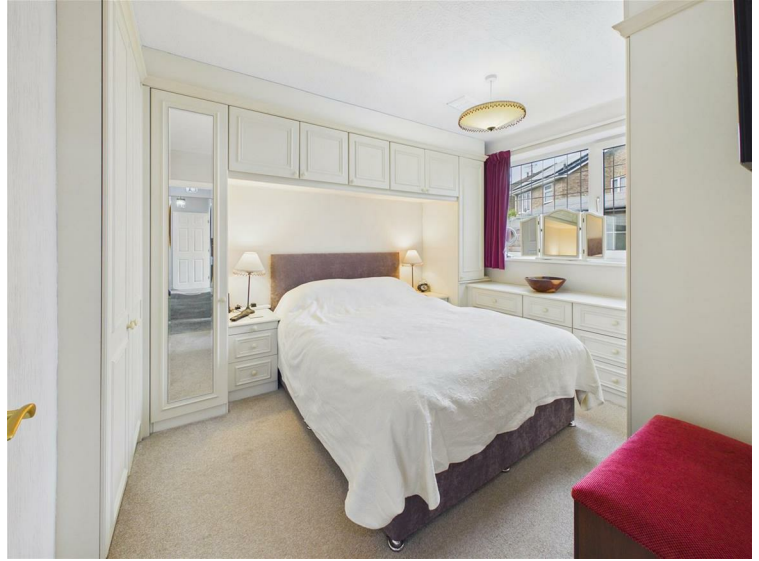


## INNER HALLWAY

With staircase leading up to the first floor.

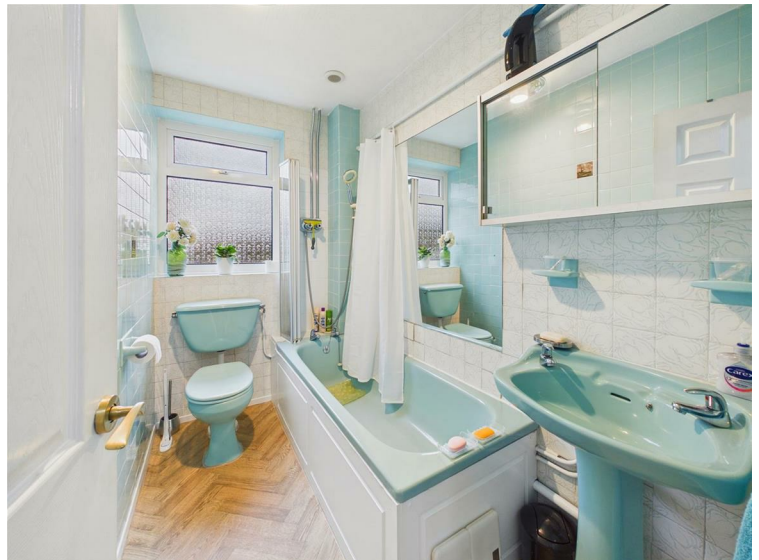
## BEDROOM 1

With fitted wardrobes and window to rear.



## BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Tiled surround, window to rear.



## DINING ROOM

Window to the front elevation.



## KITCHEN

This well equipped space is fitted with modern base and wall units with contrasting worktops incorporating a one and a half bowl sink and drainer with mixer tap plus a host of appliances including a double oven, microwave, induction hob with extractor above, fridge and Miele washing machine. Window to rear. Open Plan through to the sitting area.



## SITTING AREA

With doors leading out to the rear garden. External access door to the front elevation and internal door to the store (rear of garage).



## FIRST FLOOR

### LANDING

With storage cupboard.

### BEDROOM 2

With window to the rear elevation.



## EN-SUITE SHOWER ROOM

With modern suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Velux window to side.



## BEDROOM 3

Window to the front elevation.



## *OUTSIDE*

A lawned garden sits to the front, while a generous side drive provides excellent off-street parking leading to the garage. The garage has been partitioned to provide a storage area accessible from the house, with further storage remaining to the front. The rear garden features a central lawn surrounded by timber decking and a patio, offering a pleasant space for outdoor relaxation. The summerhouse is available by separate negotiation.



## *REAR VIEW*



## *HEATING*

The property has the benefit of gas central heating.

## *GLAZING*

The property has the benefit of uPVC 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 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. 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.

