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Limb
MOVING HOME

13 Bacchus Lane, South Cave, East Yorkshire, HU15 2ER

- Fabulous Semi-Detached
- Contemporary Living
- Superb Specification
- Council Tax Band = C
- 3 Bedrooms
- Close To Village Centre
- Viewing Essential!
- Freehold/EPC = B

£290,000

INTRODUCTION

This amazing 3 bedroom semi detached house offers the very best of modern living complete with a superlative specification. Its contemporary design includes a stunning open plan ground floor arrangement including a living room with large high quality bifold doors opening out to a modern terrace and garden plus there is a beautiful fitted kitchen with an array of units and quality appliances. An impressive entrance hall and cloaks/WC complete the ground floor. At first floor are three bedrooms, the main featuring a high quality modern en-suite. A contemporary fully equipped bathroom serves the remaining two bedrooms. Particular features include oak veneer doors and architraves, stunning kitchen and bathroom fittings, underfloor heating to downstairs and so much more. A side drive provides good parking and there are garden areas to both front and rear which itself has a large paved terrace with lawn beyond and fencing to the boundaries. The property is to be conveyed with a remainder of a NHBC build mark warranty. This property must be viewed!

LOCATION

The property lies along Bacchus Lane which itself has a country lane feel about it yet it is so close to the village centre. The property forms part of the recent development of The Tofts, situated close to the centre of the beautiful village of South Cave. The village dates back to the 11th century and is situated at the foot of the Yorkshire Wolds, approximately 14 miles to the west of Hull and just 10 miles from the historic market town of Beverley. Immediate access is available to the A63/M62 motorway network and a mainline railway station is situated in the nearby village of Brough which provides regular intercity connections. The village has a real community feel, evidenced in the numerous clubs and activities throughout the year. South Cave boasts an excellent range of recreational facilities, convenience stores, medical centre, numerous independent traders, pubs/restaurants and access to beautiful countryside.
Beverley 10 miles
Hull 14 miles
Humberside Airport 20 miles
York 28 miles
Doncaster 37 miles
Leeds 50 miles

ACCOMMODATION

A contemporary high quality composite entrance door provides access to:

ENTRANCE HALLWAY

An impressive hallway with oak detailed staircase leading up to the first floor. Beautiful tiled flooring with underfloor heating and designer oak doors to the kitchen and cloak room.

CLOAKS/WC

With wall hung WC, wash hand basin in cabinet, feature tiling to the floor.

KITCHEN AREA

A custom designed contemporary kitchen in dark marine blue with 30mm quartz worktops and upstands. There is a composite undermounted one and a half sink and integrated double oven, induction hob and extractor, dishwasher, larder fridge and larder freezer. Feature wide format tiled flooring with underfloor heating, window to front elevation. This room provides ample area for dining and flows through in an open style through to the living area.

LIVING AREA

A stunning space with high quality bifold doors opening out to the rear terrace. There is wide format tiling throughout with underfloor heating and a bespoke fitted shelving unit to help designate the space. Large under stairs cupboard to corner.

FIRST FLOOR

LANDING

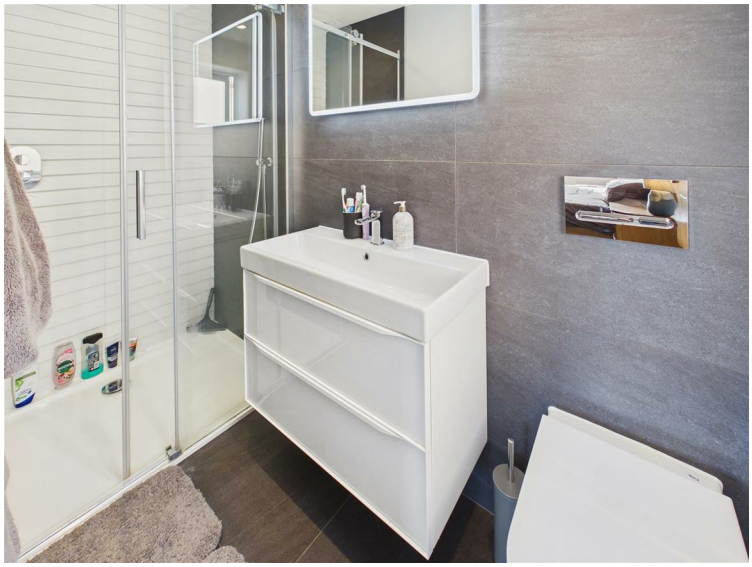
With open glass detailed balistriad. Access to roof void with pull down loft ladder, cupboard to corner housing gas central heating boiler.

BEDROOM 1

Window to rear elevation.

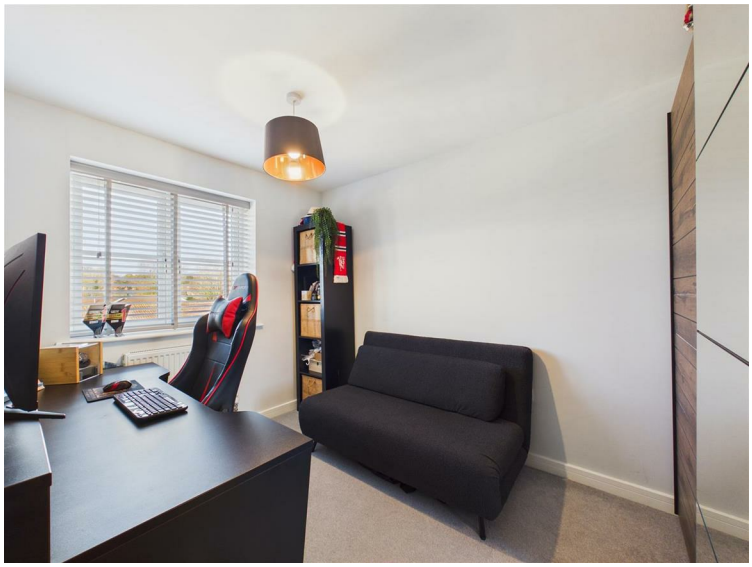
EN-SUITE

With stylish suite comprising wall hung WC, wash hand basin and drawers with illuminated mirror above and a shower enclosure with rain head and hand held shower system. Tiled surround and tiled flooring, heated towel rail.



BEDROOM 2

Window to front elevation.



BEDROOM 3

Window to front elevation.

BATHROOM

With stylish suite comprising low level WC, wash hand basin and drawers below and an illuminated mirror, bath with rain head and hand held shower system above. Tiled surround and floor, heated towel rail.

OUTSIDE

A side drive provides good parking and there are garden areas to both front and rear which itself has a large paved terrace with lawn beyond and fencing to the boundaries.

GENERAL SPECIFICATION

The property includes zoned controlled underfloor heating to the ground floor with radiators to the first floor. Cat 6 cabling around the home and high quality bifold out to rear garden. uPVC double glazing is installed to the windows. Designer oak internal doors.

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 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.

Drewton
North Cave Wetlands
North Cave
Everthorpe
Station Rd
Beverley Rd
Beverley Rd
Sand Ln
Ferry Rd
South Cave
Petuaria Wy
Ellerker
Brantingham
Google
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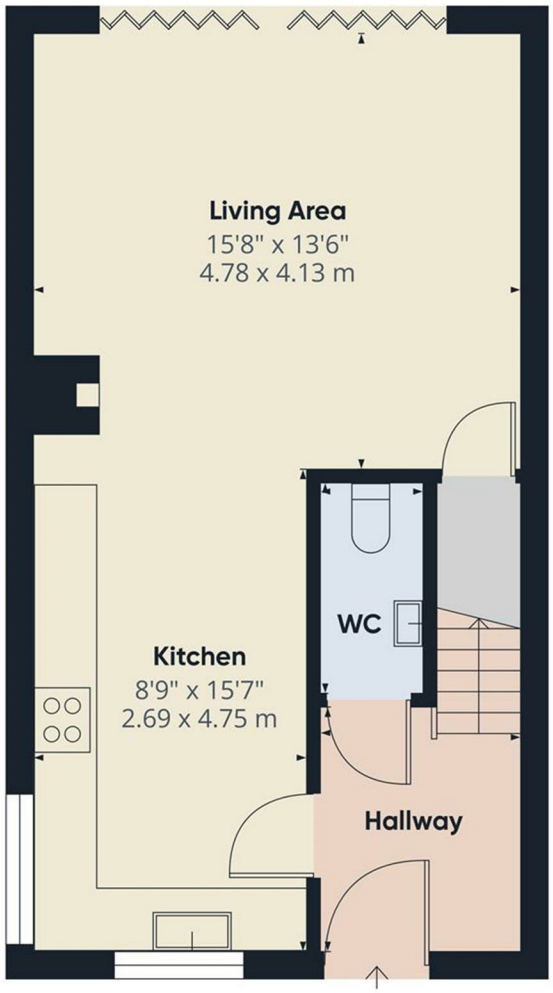


Floor 0

Approximate total area(1)

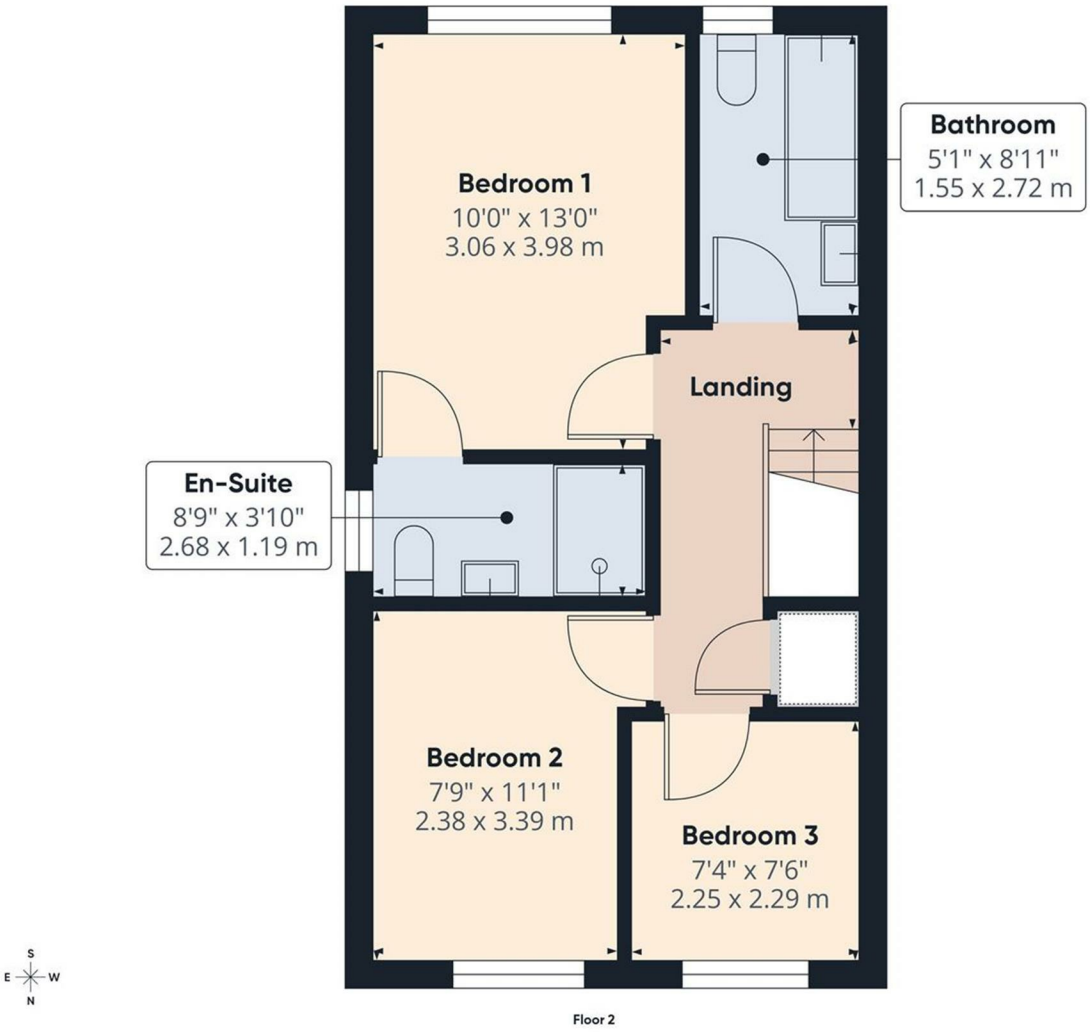
451 ft²

41.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Approximate total area(1)

412 ft²

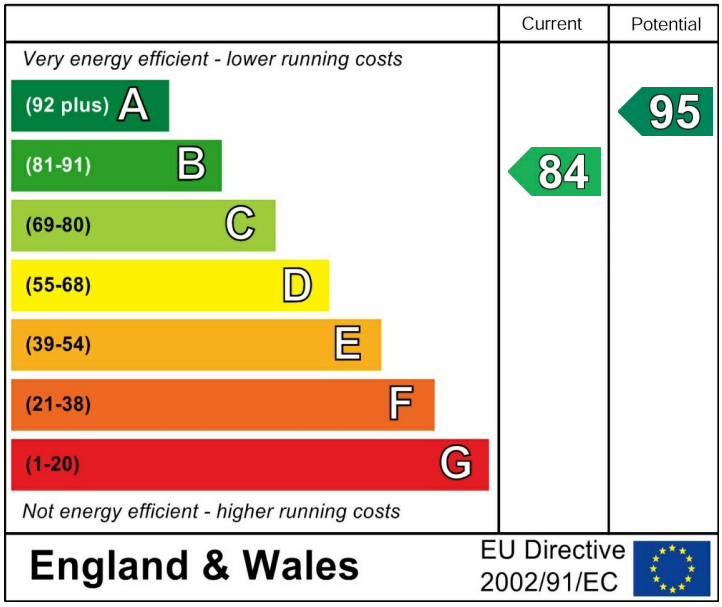
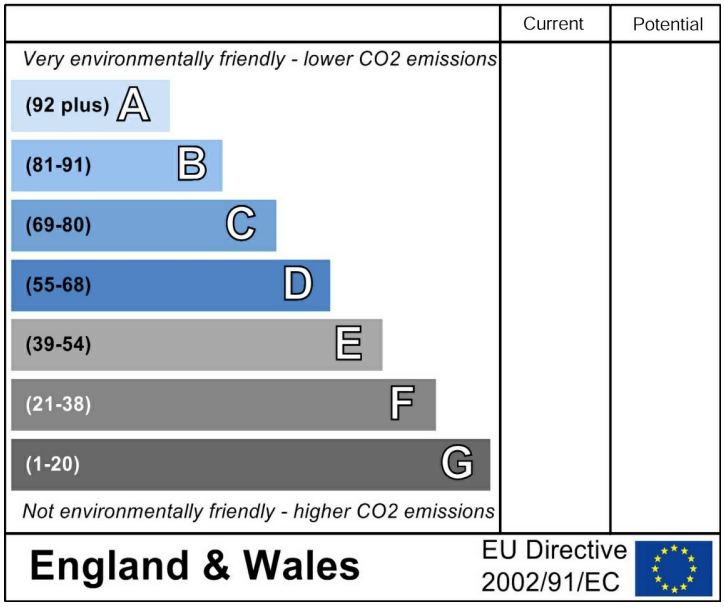
38.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating