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Matthew  
**Limb**  
MOVING HOME



*32 Bridge Road, South Cave, Brough, East Yorkshire, HU15 2JE*

- 📍 Move Straight In
- 📍 No Chain Involved
- 📍 Spacious Detached House
- 📍 Council Tax Band D
- 📍 Three Good Bedrooms
- 📍 Corner Style Plot
- 📍 Popular Location
- 📍 Tenure - Freehold/EPC=

**£295,000**



## INTRODUCTION

Ready to move straight into is this particularly spacious three bedroomed detached house which occupies a corner style plot. Freshly decorated and newly carpeted in many rooms the property is offered for sale with no chain involved therefore a speedy completion is possible. The accommodation has the benefit of gas fired central heating to radiators, uPVC double glazing and briefly comprises an entrance hall, large lounge with bow window, dining room, breakfast kitchen extension, utility room and downstairs cloaks/WC. At first floor are three good sized bedrooms, two with fitted furniture, and a bathroom. The property occupies a corner style plot with lawned gardens wrapping around the front and side of the house. To the rear is a paved garden set out for ease of maintenance. A driveway leads to a single garage which has an automated up and over door. Mature borders provide seclusion.



## LOCATION

Bridge Road is a residential cul-de-sac which leads 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 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 and the M62 westbound. A mainline railway station is located at nearby Brough.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With stairs to first floor off.

## LOUNGE

18'1" x 11' approx (5.51m x 3.35m approx)

A spacious room with bow window to front elevation and a feature fire surround with cast and tiled fireplace housing a "living flame" gas fire. Multi paned double doors open through to:



## DINING ROOM

16'5" x 8'8" approx (5.00m x 2.64m approx)

With bow window to side elevation.



## CLOAKROOM

### *WC*

With low level WC and wash hand basin. Tiling to the walls.

### *BREAKFAST KITCHEN*

19'8" x 9' approx (5.99m x 2.74m approx)

Having an extensive range of fitted base and wall mounted units with work surfaces and an integrated Neff double oven which is in good order and has telescopic shelves. There is an electric ceramic hob with filter hood above and dishwasher. Windows overlook the rear garden and there is an external door leading out.



### *UTILITY ROOM*

7'10" x 5'10" approx (2.39m x 1.78m approx)

With fitted units, plumbing for automatic washing machine, gas fired Ideal central heating boiler.

### *FIRST FLOOR*

#### *LANDING*

Window to side elevation. Large storage cupboard off with access to the roof void via a pull-down loft ladder.

#### *BEDROOM 1*

12'7" x 10'9" approx (3.84m x 3.28m approx)

With window to rear elevation.



### *BEDROOM 2*

9'7" x 11'9" approx (2.92m x 3.58m approx)

Measurements up to built-in wardrobes. Window to front elevation.



### *BEDROOM 3*

8'10" x 6'8" approx (2.69m x 2.03m approx)

With fitted cupboards and dressing table. Window to front elevation.



### *BATHROOM*

8'9" x 5'3" approx (2.67m x 1.60m approx)

With suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over and screen. Tiling to the walls. Heated towel rail.





## OUTSIDE

The property occupies a corner style plot and lawned gardens wrap around the front and side of the house. To the rear is a paved garden set out for ease of maintenance. A driveway leads to a single garage which has an automated up and over entry door. Mature borders provide seclusion.



## 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

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.

## STAMP DUTY LAND TAX

Purchase Price of Property

£0 - £125,000 0%  
 £125,001 - £250,000 2%  
 £250,001 - £925,000 5%  
 £925,001 - £1,500,000 10%  
 £1,500,001 and over 12%

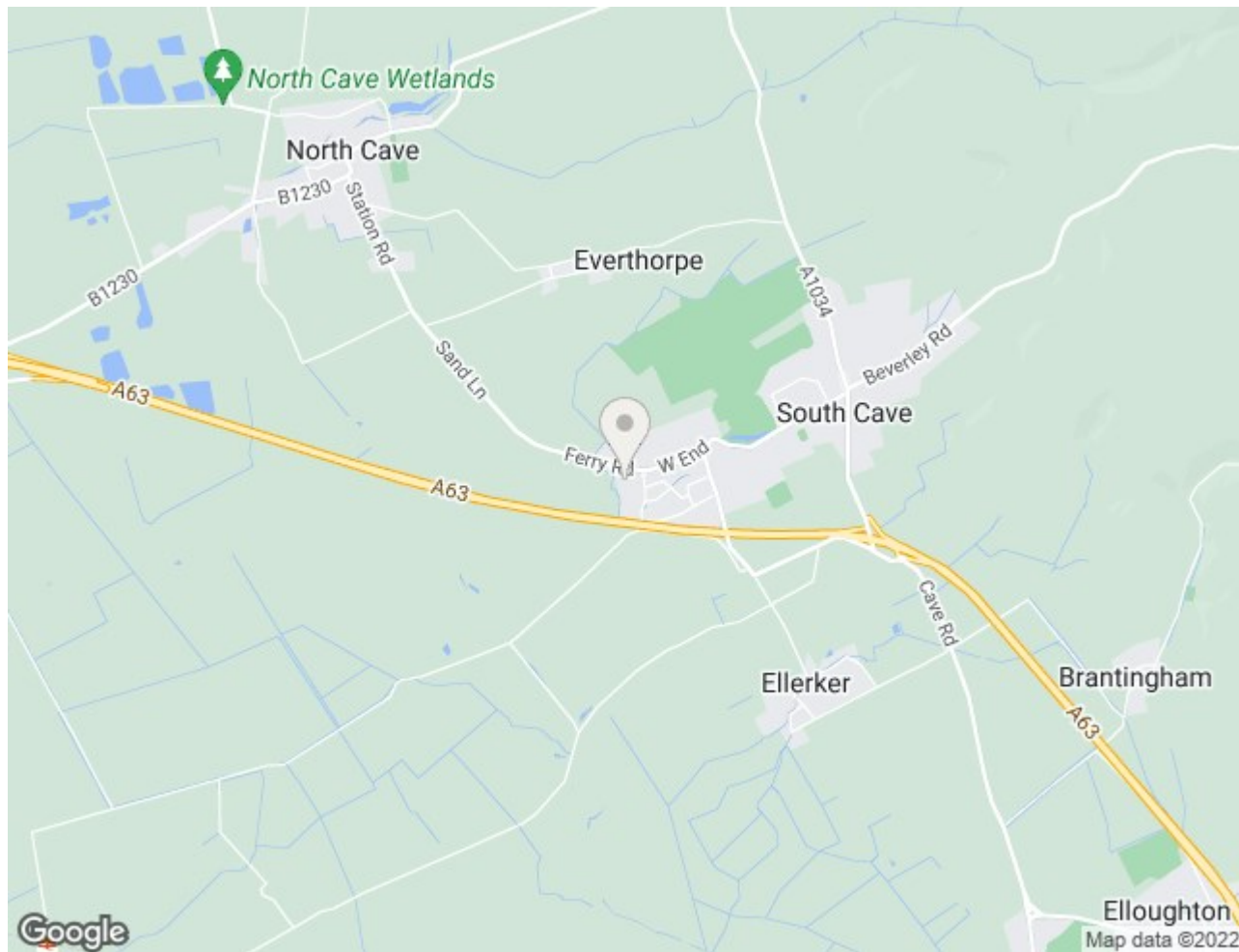
Rates Paid on the Part of the Property Price Within Each Tax Band

Should you have any queries please contact our office for clarification.

## VIEWING APPOINTMENT

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

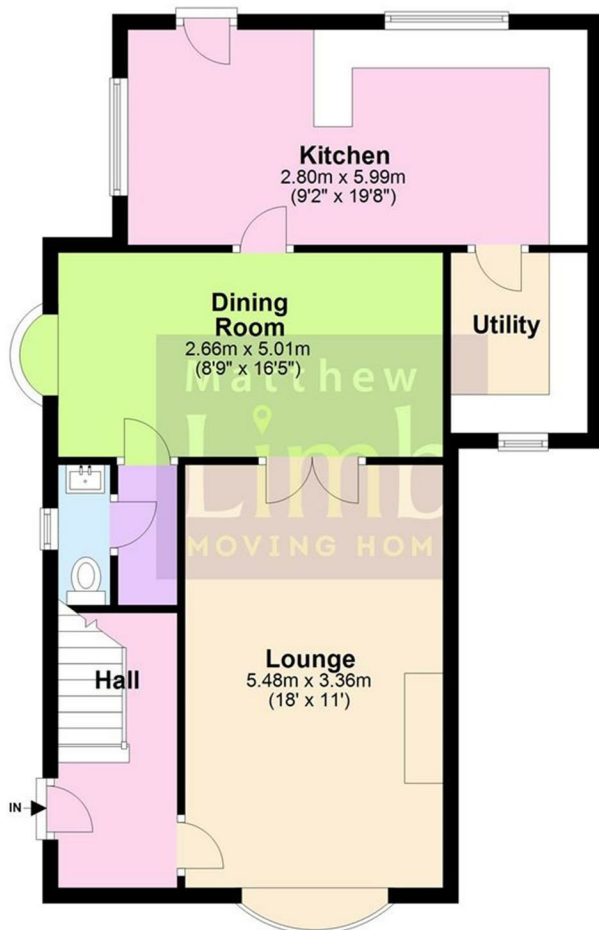
SELLERS NAME(S) .....





### Ground Floor

Approx. 63.5 sq. metres (684.0 sq. feet)




### First Floor

Approx. 41.3 sq. metres (444.4 sq. feet)



Total area: approx. 104.8 sq. metres (1128.4 sq. feet)

### Energy Efficiency Rating

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

68

80

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	