

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



144 The Stray, South Cave, East Yorkshire, HU15 2AL

- 📍 Detached House
- 📍 Ideal For Families
- 📍 Five Bedrooms
- 📍 Council Tax Band E
- 📍 Modern Dining Kitchen
- 📍 Gardens, Drive & Garage
- 📍 Cul-de-Sac Position
- 📍 Tenure Freehold / EPC=B

£395,000

INTRODUCTION

This well presented five bedroomed detached house is situated within a cul-de-sac setting and enjoys a southerly facing rear garden. The spacious accommodation is ideal for a family and viewing is strongly recommended. With many lovely features the living space includes a welcoming hallway, lounge, sitting room/play room and a modern dining kitchen with french style doors opening through to the superb conservatory. At first floor the five bedrooms are served by an ensuite to the master and a bathroom. The accommodation has the benefit of gas fired central heating and uPVC framed double glazing.

The attractive rear garden incorporates a patio area complemented by lawned garden and ornamental borders.

LOCATION

The Stray is a highly regarded residential area which is approached from Little Wold Lane, off Beverley Road to the eastern side of the village. South Cave is one of the area's most desirable villages and offers a good range of shops, amenities and recreational facilities. Primary schooling can be found within the village with secondary schooling at South Hunsley school in the nearby village of Melton. Convenient access is available to the Humber Bridge, the A63/M62 motorway network and there is a mainline railway station at nearby Brough.

PLEASE NOTE THAT THE BOUNDARY OF THE PROPERTY BORDERS BARLEYCORN WAY WHICH IS CURRENTLY UNDER DEVELOPMENT BY BELLWAY HOMES.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With stairs to the first floor off.



CLOAKS/W.C.

With low flush W.C. and wash hand basin.

LOUNGE

14'5" x 13'5" approx (4.39m x 4.09m approx)

With Travertine limestone fireplace housing a living flame gas fire. Bay window to front elevation.



SITTING ROOM/PLAY ROOM

16'7" x 9'0" approx (5.05m x 2.74m approx)

Window to front elevation. Internal access door to garage.



DINING KITCHEN

20'8" x 10'5" approx (6.30m x 3.18m approx)

Having a range of modern base and wall units with solid beech wood worktops, one and a half sink and drainer with mixer tap, integrated appliances including an oven, hob, microwave and dishwasher. There is space for a fridge/freezer and ample space for a dining table and chairs. Double doors open through to the conservatory.



DINING KITCHEN - ALTERNATIVE VIEW



UTILITY ROOM

With modern base and wall units, sink and drainer, plumbing for automatic washing machine, space for tumble dryer, external access door to side elevation.

CONSERVATORY

15'0" x 11'10" approx (4.57m x 3.61m approx)
With doors opening out to the patio and rear garden.



FIRST FLOOR

LANDING

With cylinder cupboard and loft access hatch.

BEDROOM 1

14'5" x 11'4" approx (4.39m x 3.45m approx)
Window to front elevation.



EN-SUITE SHOWER ROOM

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



BEDROOM 2

12'10"(max)x10'8" approx (3.91m(max)x3.25m approx)
Window to rear elevation.



BEDROOM 3

12'3" x 9'6" approx (3.73m x 2.90m approx)
Window to front elevation.



BEDROOM 4

15'6" x 7'1" approx (4.72m x 2.16m approx)
Window to rear elevation.



BEDROOM 5

8'6" x 6'4" approx (2.59m x 1.93m approx)

Window to front elevation.

BATHROOM

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



OUTSIDE

The property occupies a cul-de-sac position with block paved driveway to the front leading to the single integral garage. The rear garden enjoys a southerly aspect and is mainly lawned with a patio area and raised planted borders plus a fenced boundary. There is a garden area to the side with a sauna (available by separate negotiation).



REAR VIEW OF PROPERTY



SOLAR PANELS & ELECTRIC CAR CHARGER

Vendor has provided us with the following information:

The 3.9kw/peak solar PV system is fully owned, comprising 10 panels on the roof fitted March 2014 generating approximately £1,000 per annum. Savings are also made as a result of free electricity during daylight. A 12.3kwh battery storage system is also installed (available via separate negotiation), which allows the house to be almost entirely off grid during the summer months, generating very significant savings on bills.

A new, high efficiency condensing gas boiler was installed in October 2021, and is under warranty.

There is also an 7kw fast EV (electric car) charger on the driveway, included in the sale. This can be linked to the solar system.

TENURE

Freehold

COUNCIL TAX BAND

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

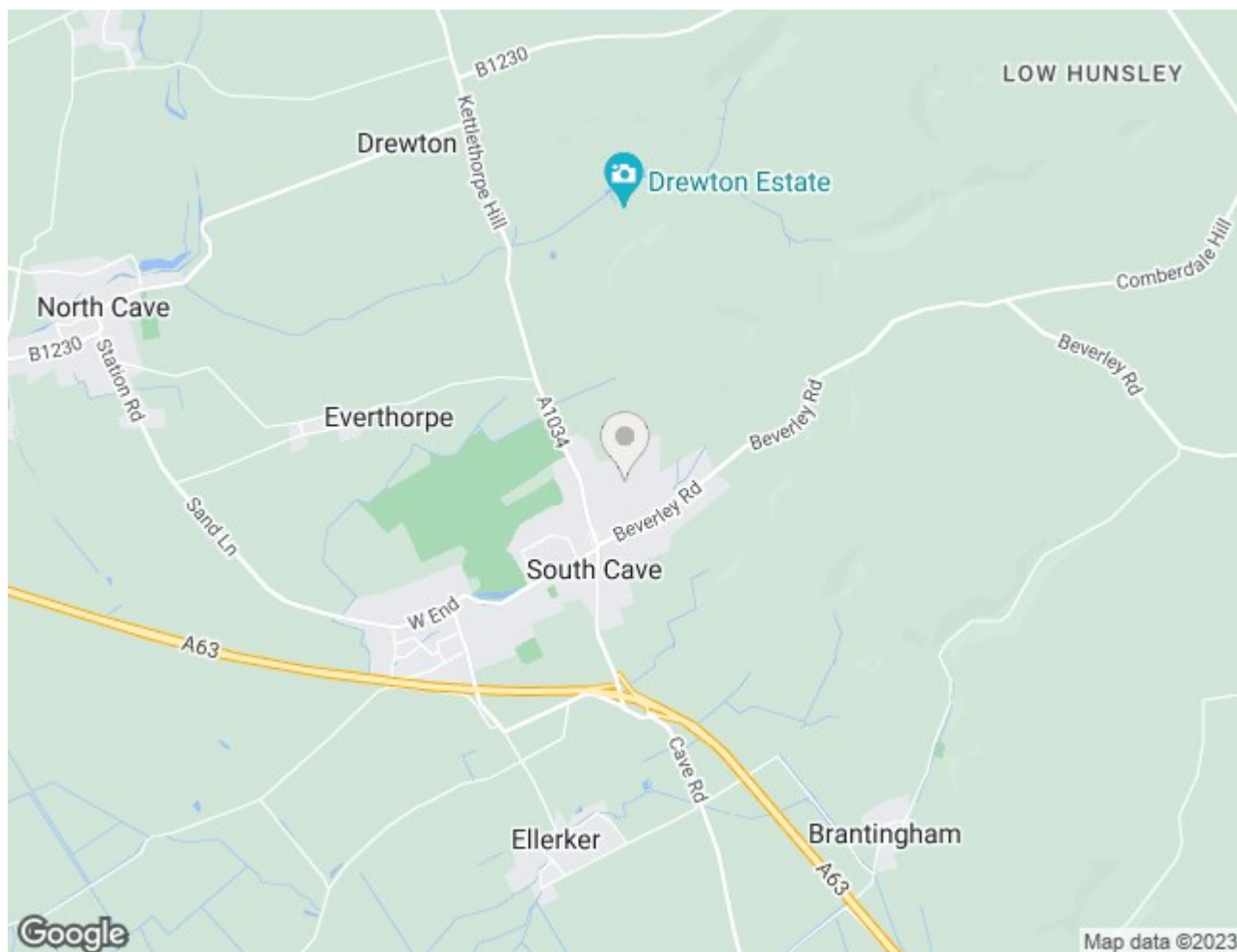
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

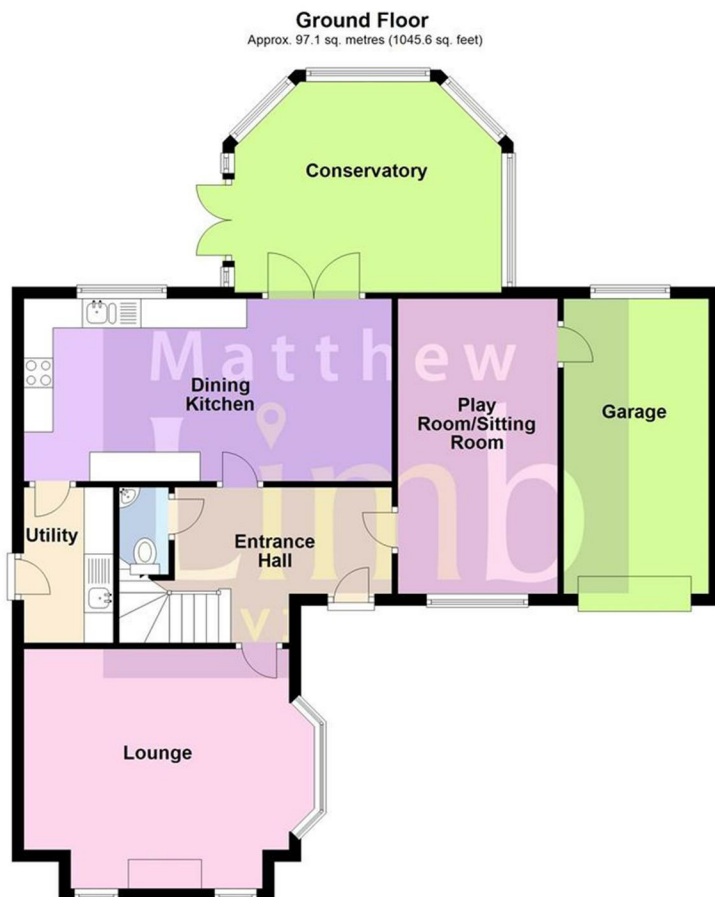
PHOTOGRAPH DISCLAIMER

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.





Total area: approx. 172.9 sq. metres (1861.0 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	