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**Limb**  
MOVING HOME



*41 Castle Drive, South Cave, East Yorkshire, HU15 2ES*

- 📍 Detached House
- 📍 Deceptively Spacious
- 📍 Corner Plot
- 📍 Council Tax Band F

- 📍 Three Reception Rooms
- 📍 Four Double Bedrooms
- 📍 Cul-de-Sac Position
- 📍 Freehold/EPC= C

£440,000

## INTRODUCTION

This deceptively spacious detached house occupies a lovely position within a cul-de-sac of similar properties enjoying views of the golf course to the rear. The generously proportioned accommodation has the benefit of gas central heating, uPVC double glazing and briefly comprises a spacious entrance hall, cloaks/W.C., lounge and dining room with dual aspect log burning stove, conservatory, dining kitchen and utility room. Stairs lead up to the first floor to a spacious landing and four double bedrooms, en-suite shower room and family bathroom.

A driveway extends to the front of the property providing excellent parking leading up to the double garage. The rear garden offers much privacy and lawned gardens extend to three sides with fencing and hedging to the boundary. There is a patio area, garden shed plus access door to the garage.

## LOCATION

Castle Drive is a sought after residential area situated off Church Street, close to the village centre. 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 main line 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 has a junior school and lies within the South Hunsley secondary school catchment area.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With staircase leading to the first floor plus a useful understairs cupboard.



### CLOAKS/W.C.

With low flush W.C. and wash hand basin, tiled floor, window to front.



### LOUNGE

17'3" x 14'6" approx (5.26m x 4.42m approx)

With dual aspect log burning stove through to the dining room.  
 Windows to front and side, double doors opening out to the rear patio.



## DINING ROOM

18'7" x 9'4" approx (5.66m x 2.84m approx)

Feature log burning stove with dual aspect to the lounge. Double doors opening to the rear garden.



## CONSERVATORY

15'11" x 8'4" approx (4.85m x 2.54m approx)

Patio doors to the rear garden.



## DINING KITCHEN

18'11" x 13'0" (measurements to extremes) approx (5.77m x 3.96m (measurements to extremes) approx)

Having a range of modern fitted base and wall units with contrasting worksurfaces and upstands, one and a half sink and drainer with mixer tap, cooker point with Stoves extractor hood above, integrated dishwasher, windows to front and rear elevations, ample space for dining table and chairs.



## DINING AREA



## UTILITY

With fitted units, inset sink, plumbing for automatic washing machine, window and external access door to rear.

## FIRST FLOOR

### LANDING

Window to rear elevation.



### BEDROOM 1

15'1" x 13'7" approx (4.60m x 4.14m approx)

With fitted furniture including wardrobes, dressing table and drawers.

Windows to front and rear.



### EN-SUITE SHOWER ROOM

With shower cubicle, wash hand basin and low flush W.C. Tiled floor, heated towel rail and window to front elevation.

### BEDROOM 2

13'2" x 9'6" approx (4.01m x 2.90m approx)

Window to rear elevation.



### BEDROOM 3

9'8" x 9'5" approx (2.95m x 2.87m approx)

window to rear elevation.



### BEDROOM 4

9'5" x 8'7" approx (2.87m x 2.62m approx)

Window to front elevation.



### BATHROOM

With suite comprising a bath, pedestal wash hand basin and low flush W.C. Airing cupboard. Window to rear.



## OUTSIDE

A driveway extends to the front of the property providing excellent parking leading up to the double garage. The rear garden offers much privacy and lawned gardens extend to three sides with fencing and hedging to the boundary. There is a patio area, garden shed plus access door to the garage.



*PATIO*



*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 F. 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

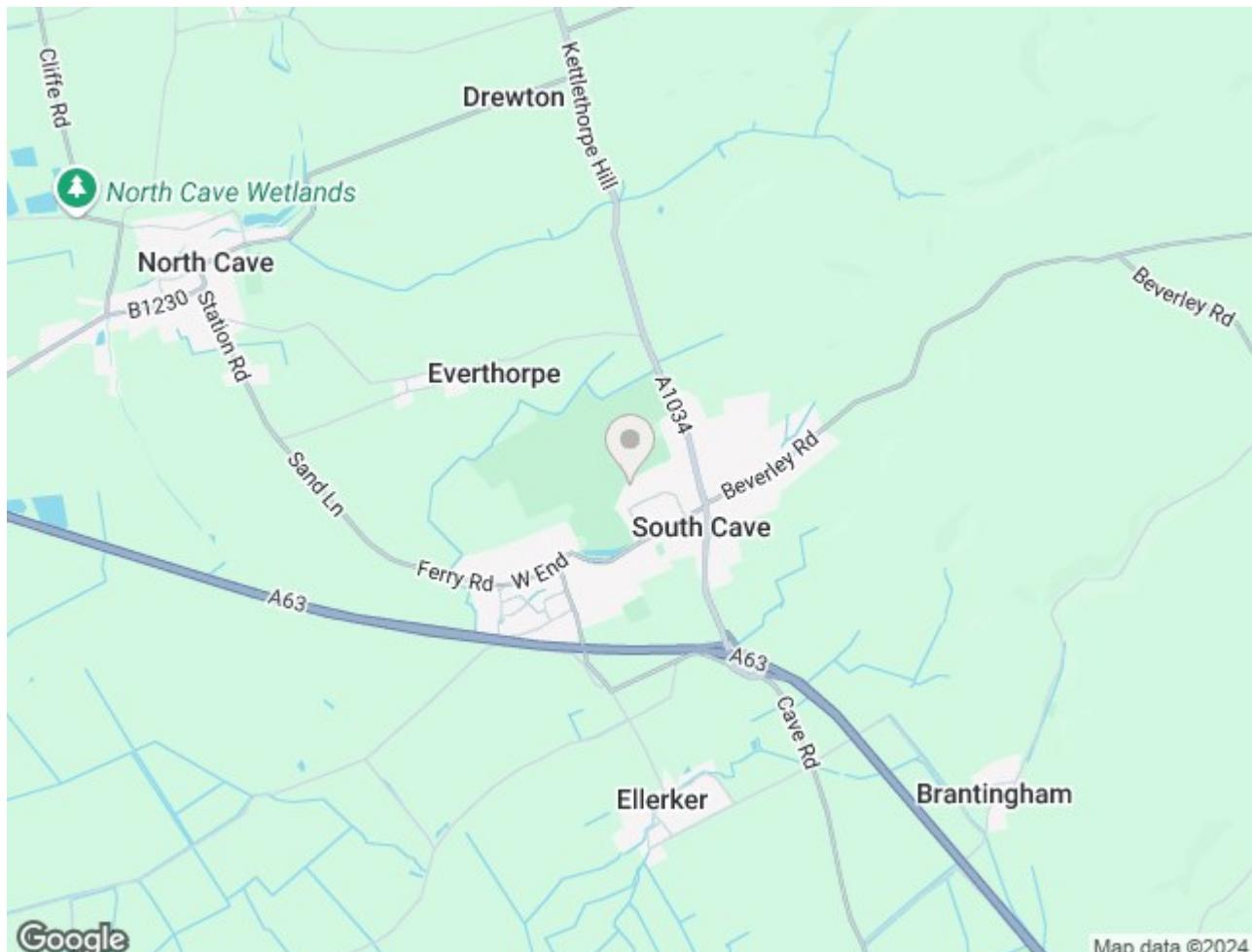
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

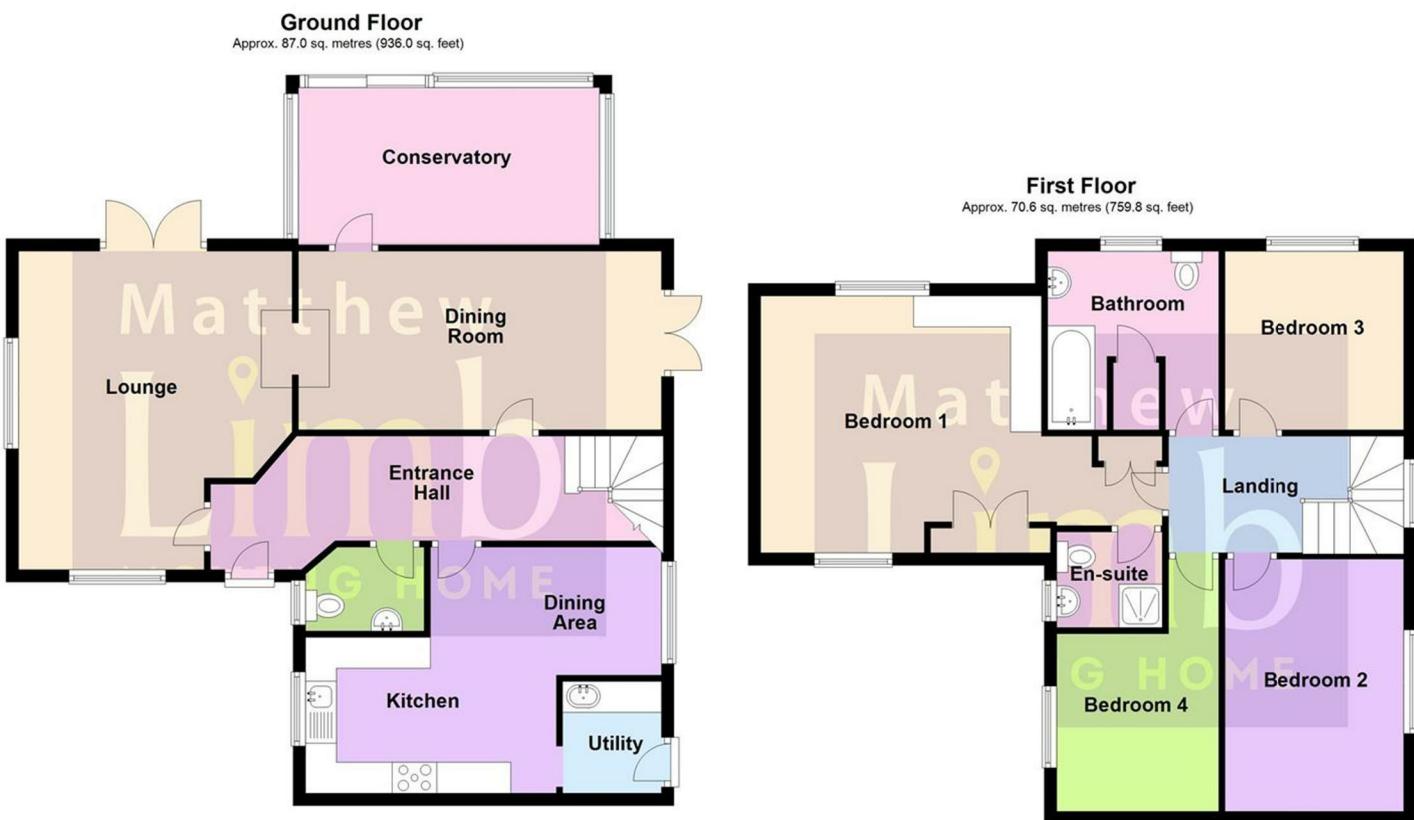
## PHOTOGRAPH DISCLAIMER

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.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	