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Matthew
Limb
MOVING HOME



60 Bridge Road, South Cave, East Yorkshire, HU15 2JE

- 📍 Semi-Detached House
- 📍 Two Good Bedrooms
- 📍 Contemporary Kitchen
- 📍 Lovely Lounge
- 📍 Side Drive & Rear Garden
- 📍 C/Heating & D/Glazing
- 📍 Viewing Essential!
- 📍 EPC = D

£165,000

INTRODUCTION

This smartly presented semi-detached house is situated within this popular cul-de-sac within the sought after village of South Cave. Ideal for first time buyers, the accommodation has the benefit of gas central heating, double glazing and comprises an entrance hallway with stairs to the first floor, lounge, dining kitchen with built in appliances, two good sized bedrooms and a bathroom with shower facility.

A lawned garden extends to the front and a side drive provides good off street parking. The rear garden enjoys a southerly aspect and is mainly lawned with patio area.

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 the first floor off and window to to the side.

LOUNGE

13'3" x 10'1" approx (4.04m x 3.07m approx)

Window to front elevation.



DINING KITCHEN

13'4" x 9'0" approx (4.06m x 2.74m approx)

Having a range of contemporary base and wall units with contrasting worksurfaces, sink and drainer, oven, four ring gas hob with feature filter above, fridge freezer, dishwasher and automatic washing machine. There is ample space for a dining table and double doors open out to the southerly facing rear garden.



DINING KITCHEN - ALTERNATIVE VIEW



FIRST FLOOR

LANDING

With loft access hatch, storage cupboard and window to side elevation.

BEDROOM 1

13'3" narrowing to 10'1" x 10'6" approx (4.04m narrowing to 3.07m x 3.20m approx)

Windows to front elevation.



BEDROOM 2

9'1" x 6'9" approx (2.77m x 2.06m approx)

Cupboard to one corner with built in shelves and hanging space.
Window to rear elevation.



BATHROOM

With suite comprising a bath with shower over and screen, pedestal wash hand basin, low flush W.C., part tiling to walls, window to rear elevation.



OUTSIDE

A lawned garden extends to the front and a side drive provides good off street parking. The rear garden enjoys a southerly aspect and is mainly lawned with patio area.



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 B. 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.

VIEWING APPOINTMENT

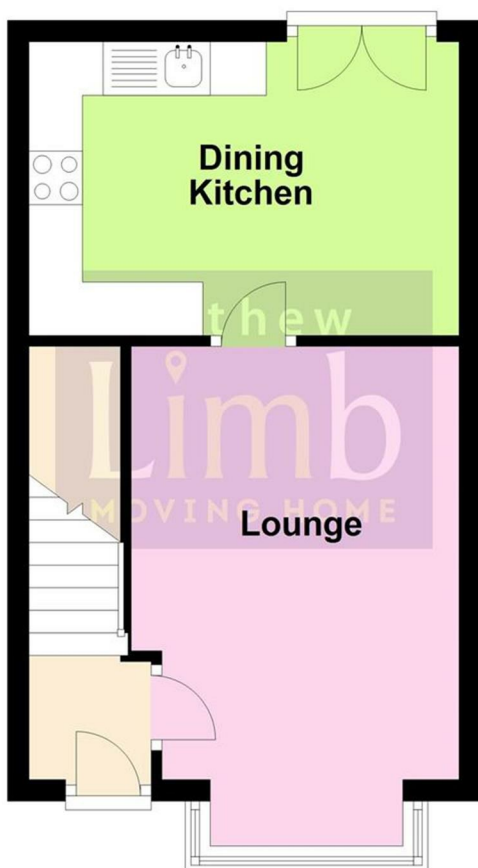
TIMEDAY/DATE

SELLERS NAME(S)



Ground Floor

Approx. 28.2 sq. metres (303.9 sq. feet)



First Floor

Approx. 27.7 sq. metres (297.9 sq. feet)



Total area: approx. 55.9 sq. metres (601.7 sq. feet)

