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Matthew
Limb
MOVING HOME



25 Bridge Road, South Cave, Brough, East Yorkshire, HU15 2JE

- 📍 Detached House
- 📍 Extended Accommodation
- 📍 Sought After Location
- 📍 Council Tax Band D
- 📍 Dayroom & Lounge
- 📍 Four Good Bedrooms
- 📍 Dining Kitchen
- 📍 Tenure Freehold / EPC=C

£289,950

INTRODUCTION

This four-bedroomed detached house has been extended and provides really spacious accommodation. The property is located in a popular cul-de-sac setting well placed for South Cave's amenities. The accommodation briefly comprises an entrance hallway, cloaks/WC, separate lounge, dining kitchen and a dayroom. At first floor are four good sized bedrooms served by a bathroom. The outside gardens extend to both front and rear elevations and a side drive leads to the garage.

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.

WC

With low level WC and wash hand basin.

LOUNGE

16'3" x 11'10" approx (4.95m x 3.61m approx)

Plus bay window to front elevation. There is a feature fire surround with marble hearth and back plate housing a living flame gas fire.



DINING KITCHEN

18'6" x 12'5" approx (5.64m x 3.78m approx)

Having a selection of fitted base and wall mounted units with roll top work surfaces, one and a half sink and drainer, range cooker with extractor above, integrated dishwasher, window and double doors leading out to the rear.



DAY ROOM

13'10" x 10'5" approx (4.22m x 3.18m approx)

With windows to both front and rear elevations.



FIRST FLOOR

LANDING

Window to side elevation.

BEDROOM 1

13'4" x 10' approx (4.06m x 3.05m approx)

Window to front elevation.

BEDROOM 2

11'6" x 11'3" approx (3.51m x 3.43m approx)

Window to rear elevation.



BEDROOM 3

13'9" x 10'4" approx (4.19m x 3.15m approx)

Window to both front and rear elevations.



BEDROOM 4

10' x 8'6" approx (3.05m x 2.59m approx)
Window to front elevation.



BATHROOM

With suite comprising concealed flush WC, wash hand basin and cabinet, bath with shower over and screen, tiling to the walls and floor.



OUTSIDE

An open plan lawned garden extends to the front. A side drive leads to the single garage. To the rear lies a lawned garden and patio area.



CENTRAL HEATING

The property has the benefit of gas fired central heating to radiators..

GLAZING

There is a combination of timber framed sealed unit double glazing and replacement uPVC framed 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 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

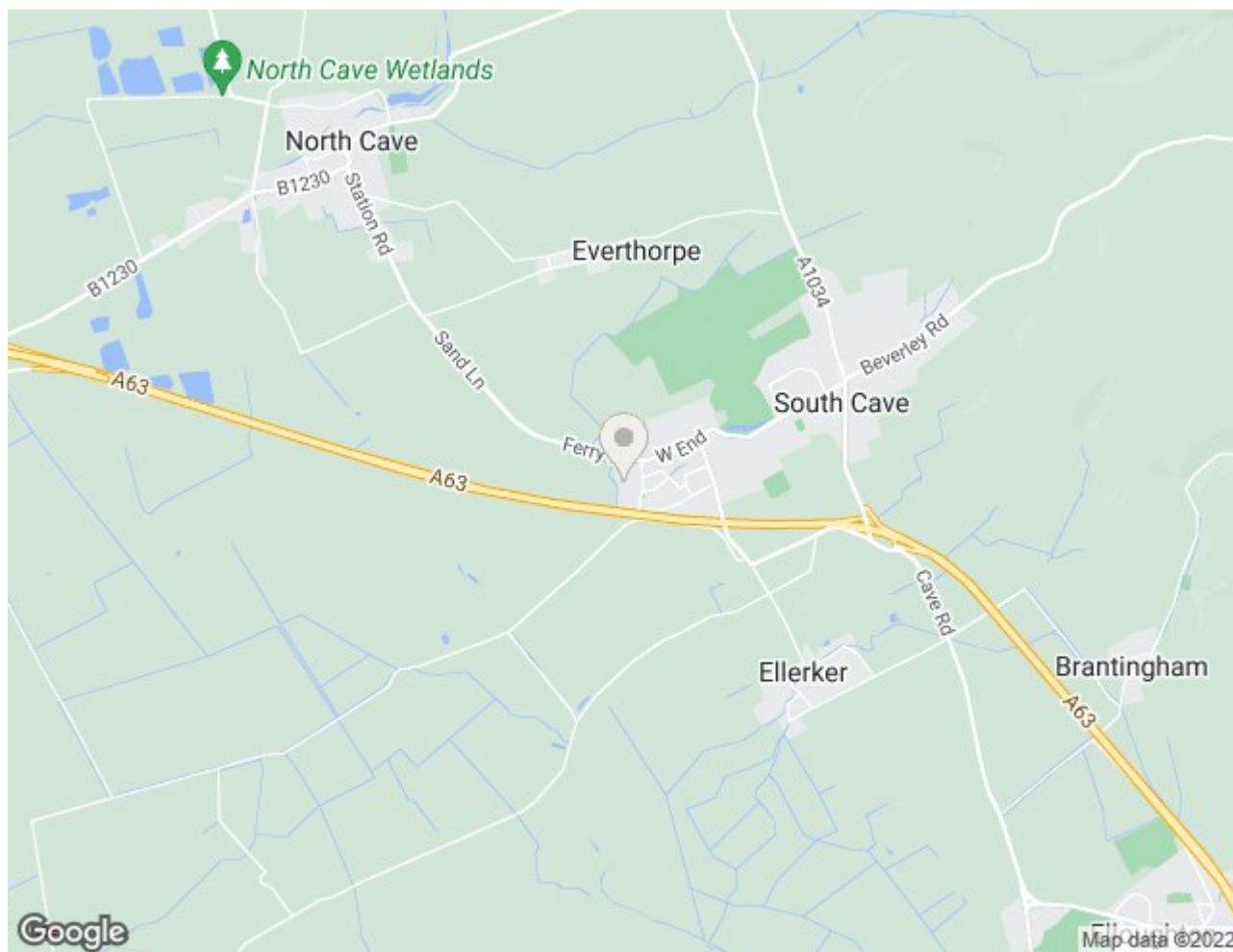
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

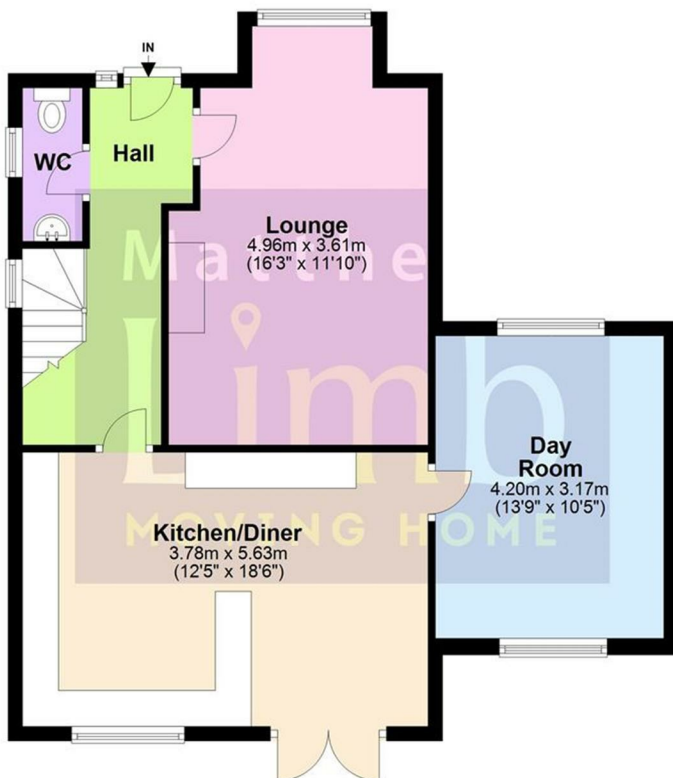
VALUATION SERVICE

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.



Ground Floor

Approx. 64.9 sq. metres (699.0 sq. feet)




First Floor

Approx. 64.2 sq. metres (691.5 sq. feet)



Total area: approx. 129.2 sq. metres (1390.6 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(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	