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Limb
MOVING HOME



The Corner House Beverley Road, South Cave, East Yorkshire, HU15 2AU

- 📍 Unique Semi-Detached
- 📍 Central Village Location
- 📍 Stunning Dining Kitchen
- 📍 Council Tax Band = D
- 📍 Three Beds / Two Baths
- 📍 Low Maintenance Garden
- 📍 Single Garage
- 📍 Freehold / EPC = D

Offers In The Region Of £279,950

INTRODUCTION

The Cornerhouse presents a unique and highly desirable opportunity to acquire a charming semi-detached house in the heart of this sought-after village. Believed to originate in the 1800s, this lovely home features a private walled garden and a garage, and has been tastefully updated with a dual-aspect log burner, a stunning dining kitchen, and an en-suite to the main bedroom. The accommodation includes three bedrooms, a family bathroom, an entrance hallway, a garden-facing lounge, the impressive dining kitchen, and a versatile reception room currently used as a sitting room/home office with a W.C. off.

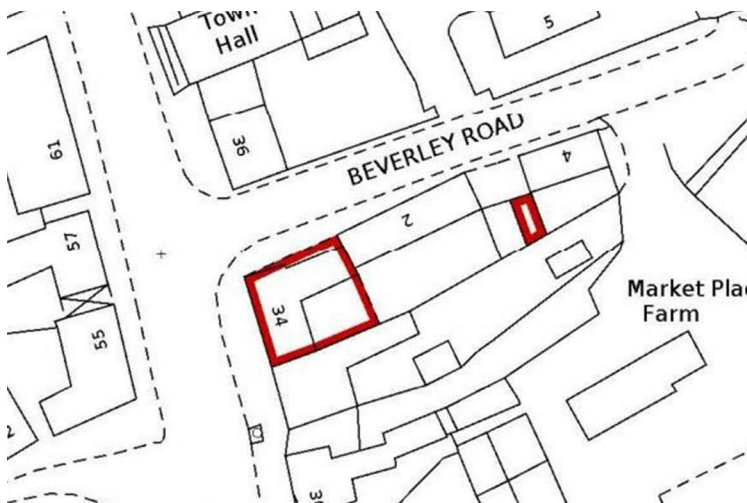
The easily managed walled garden features artificial grass and a fantastic raised decked area with a pergola, perfect for outdoor enjoyment. A single garage provides added convenience.

LOCATION

The property is located in the centre of the village at the corner of Beverley Road where it meets Market Place. Beverley Road is a picturesque street scene which runs down from the Yorkshire Wolds, with Mount Airy to one side. 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 mainline 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 also has a junior school and lies within the South Hunsley Secondary School catchment area.

ACCOMMODATION

Residential entrance door to:



ENTRANCE HALL

9'7" x 6'2" approx (2.92m x 1.88m approx)



SITTING ROOM / HOME OFFICE

13'9" x 10'9" approx (4.19m x 3.28m approx)

Narrowing to 7'10" approx. This multi-purpose room provides additional living space and has patio doors leading out to the rear courtyard and a cloak room situated off.



CLOAKS/W.C.

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

DINING KITCHEN

18'5" x 16'3" approx (5.61m x 4.95m approx)

This lovely dining kitchen is a true highlight, featuring a stylish Wren kitchen with an extensive range of modern units, a grand island, and oak work surfaces. A Belfast sink and a range cooker with a ceiling-mounted extractor hood add character, while integrated larder fridge/freezer, dishwasher, washing machine, and tumble dryer offer convenience. A window provides a pleasant view down Market Place. An oak and iron balustrade staircase leads to the first floor. A twin-aspect multi-fuel burner, centrally located in a fireplace, beautifully connects the dining area and the lounge, creating a warm and inviting atmosphere throughout.



KITCHEN AREA



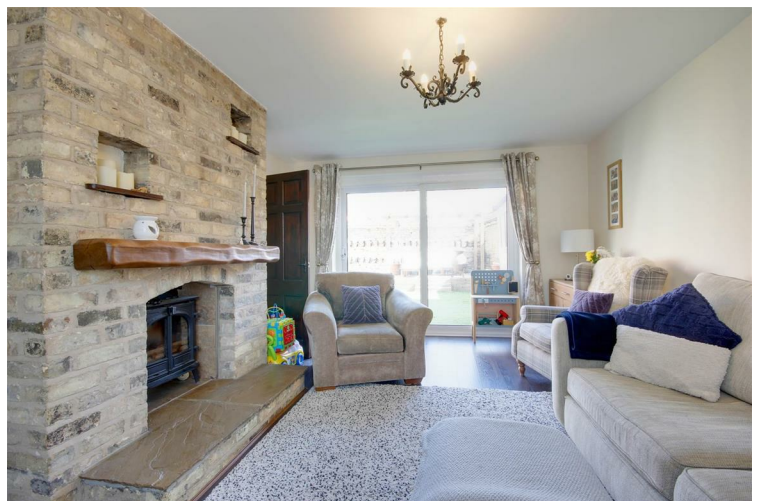
DINING AREA



LOUNGE

16'2" x 12'7" approx (4.93m x 3.84m approx)

Having as its focal point a feature brick chimney breast which houses a dual aspect multi-fuel stove. There is a window to the front elevation and patio doors lead out to the rear courtyard garden.



FIRST FLOOR

LANDING

With feature arched stained glass window. Access to roof void.



BEDROOM 1

12'8" x 12'0" approx (3.86m x 3.66m approx)
Having a range of fitted wardrobes, window to rear elevation. A wide opening through to the en-suite.



EN-SUITE SHOWER ROOM

With modern suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C.



BEDROOM 2

10'0" x 8'2" approx (3.05m x 2.49m approx)
With window to rear elevation.



BEDROOM 3

9'9" x 8'0" approx (2.97m x 2.44m approx)
With window to rear elevation. Cupboard to corner.



BATHROOM

With luxurious suite comprising a free standing bath with mixer tap/shower attachment, rail and curtain plus rain head shower above. Wash hand basin and low flush W.C.



OUTSIDE

The Cornerhouse boasts a charming and private enclosed walled courtyard to the rear, formed by its distinctive 'L' shape. Designed for easy living, the courtyard features artificial grass and a delightful decked terrace in one corner, complete with a pergola – an ideal spot for sunny relaxation. A single garage, accessible from Beverley Road, is also included.



DECKED TERRACE



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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

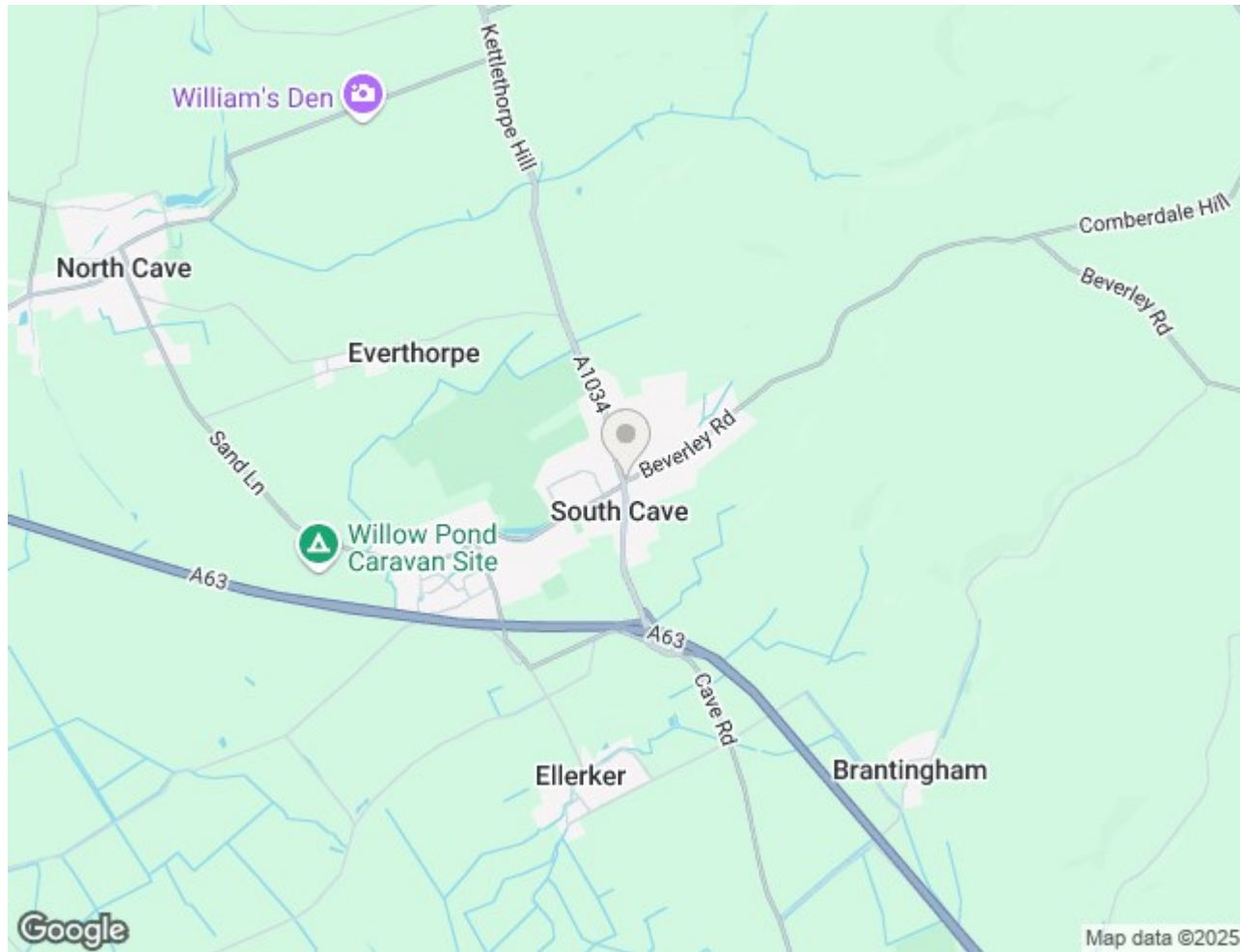
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 67.9 sq. metres (730.6 sq. feet)



First Floor
Approx. 47.0 sq. metres (505.4 sq. feet)



Total area: approx. 114.8 sq. metres (1235.9 sq. feet)
Corner House, South Cave

