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Limb
MOVING HOME



37 Nunnery Walk, South Cave, East Yorkshire, HU15 2JA

- 📍 Semi Detached House
- 📍 Large Rear Garden
- 📍 Excellent Parking
- 📍 Council Tax Band = A
- 📍 Dining Kitchen + Utility
- 📍 Lounge With Open Fire
- 📍 Convenient Location
- 📍 Freehold/EPC = D

£189,950

INTRODUCTION

With a great sized garden and plenty of parking is this 3 bedroomed semi detached house, part of a popular cul-de-sac setting within the desirable village of South Cave. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, lounge with open fireplace, recently refitted dining kitchen with attractive units and integrated appliances, utility room and cloaks/W.C.. Upon the first floor are three good sized bedrooms and a stylish bathroom with shower facility. uPVC framed double glazing and gas fired central heating are installed. The property is set back from the road with access leading to the property where excellent parking is available to the front and to the side drive. There is a concrete hardstanding base ideal for the erection of a garage. The large rear garden is well established with many areas of interest, patio with pergola above, greenhouse and mature borders which provide seclusion.

LOCATION

Nunnery Walk is a conveniently situated cul-de-sac of similar properties located off West End in the village of South Cave, approximately 12 miles to the west of Hull and the and 9 miles from the historic market town of Beverley. 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

Stairs to first floor off.

LOUNGE

With picture window to front elevation, feature oak fire surround with cast fireplace housing an open fire upon a tiled hearth.



KITCHEN

Having a really attractive range of recently installed units with work surfaces, sink and drainer with mixer tap, integrated oven, microwave, 4 ring hob, extractor hood above, dishwasher and fridge freezer. Tiled surround, window to rear elevation. A pantry cupboard is situated to one corner.



UTILITY ROOM

With a range of fitted storage cupboards, sink and drainer, plumbing for automatic washing machine, space for dryer, wall mounted gas fired central heating boiler, window to front, door to rear. Useful understairs storage cupboard situated off.

W.C.

With low level W.C.

FIRST FLOOR

LANDING

Access to roof void, window to side, storage cupboards.

BEDROOM 1

Window to front elevation, wall mounted TV point.



BEDROOM 2

Another double bedroom with window to rear overlooking the garden.



BEDROOM 3

Window to front.



BATHROOM

With modern white suite comprising low level W.C., wash hand basin with fitted cabinet, bath with shower over having a handheld and rainhead shower system, spray screen, tiling to the walls, heated towel rail.



OUTSIDE

Access from Nunnery Walk leads up to the frontage of the property where there is good parking provided by hard standing areas. The property occupies a really good sized plot and has a large rear garden which include lawns, mature borders which provide seclusion, patio areas, fruit trees, bar area, greenhouse and hardstanding ideal for the erection of a garage upon.



REAR VIEW



TENURE

Freehold

COUNCIL TAX BAND

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

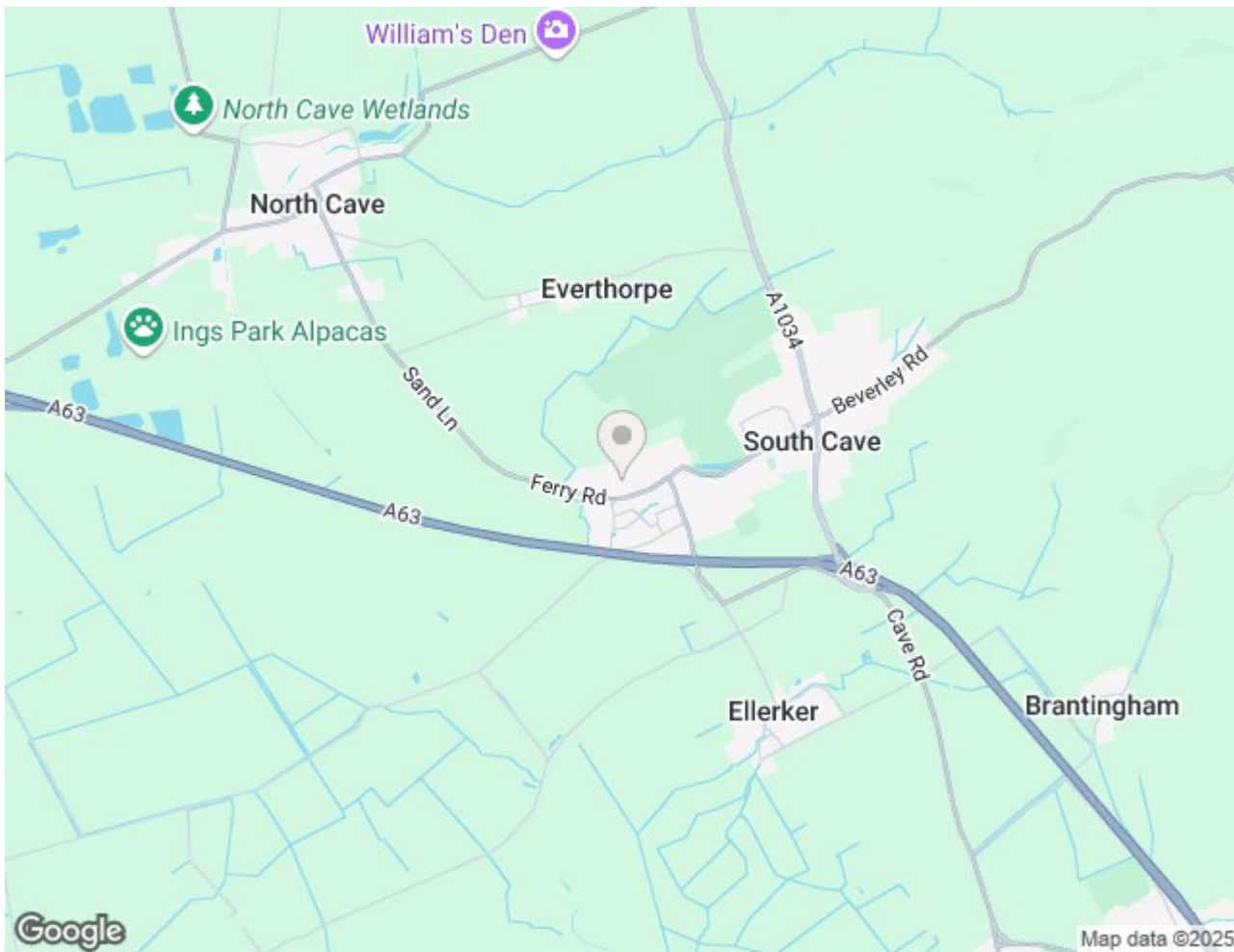
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

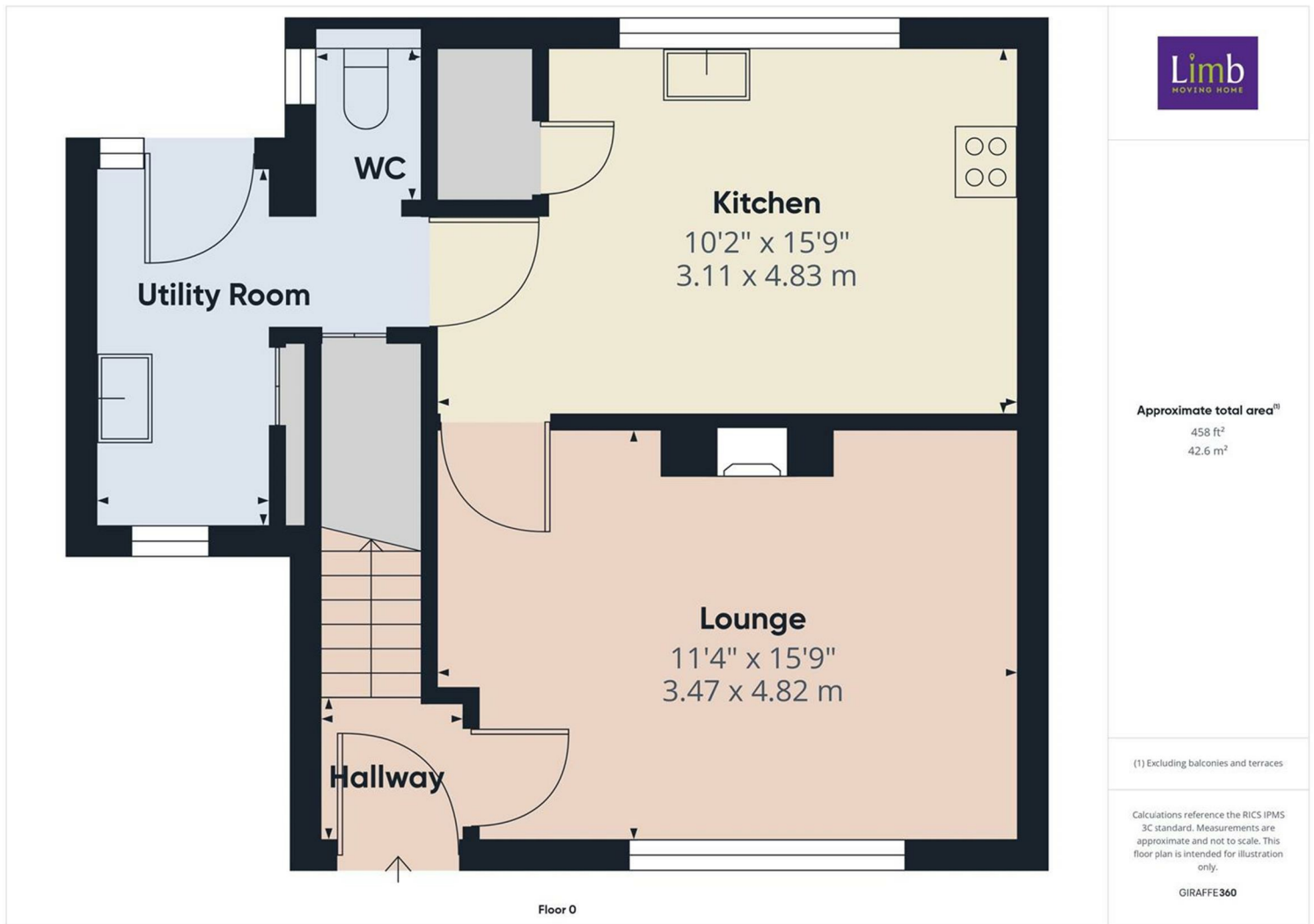
PHOTOGRAPH DISCLAIMER

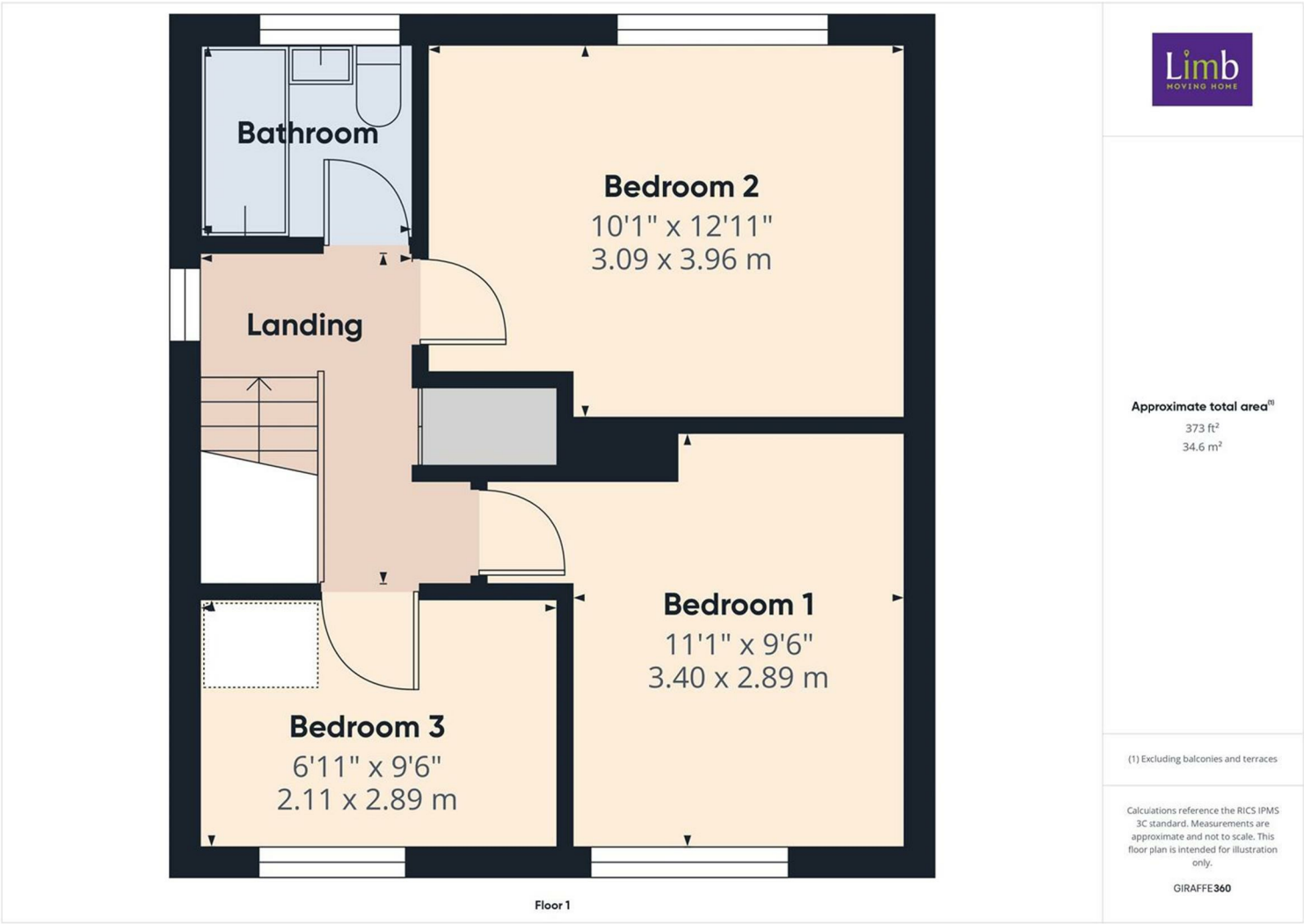
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(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	