



14 Brough Road, South Cave, East Yorkshire, HU15 2BX

Lovely Detached Bungalow

Good Sized Plot

Open Views To Rear

Council Tax Band = E

Three Double Bedrooms

Stunning Conservatory

Driveway & Double Garage

Freehold/EPC = D

Offers Over £350,000

INTRODUCTION

This lovely detached bungalow stands in a good sized plot and is well placed for South Cave's excellent range of amenities. The property stands along the western side of Brough Road with good sized garden to the front and open views to the rear. The well presented accommodation boasts gas fired central heating to radiators, uPVC double glazing and briefly comprises an entrance porch, hallway, attractive lounge, dining room, kitchen, rear lobby with pantry and stunning conservatory overlooking the rear garden. There are three bedrooms with built in wardrobes and W.C. to bedroom one plus a separate contemporary shower room.

The gardens are mainly lawned and a driveway leads to the double garage.

In all a very attractive proposition for those looking for a quality bungalow in a very convenient location.

LOCATION

South Cave lies approximately 13 miles to the west of Hull. The village offers a selection of local shops including a post office, convenience store, bakery, public houses, restaurants, country club and golf course. There is a well reputed primary school, sports hall, bowls and tennis courts also. Secondary schooling is provided for by the excellently rated South Hunsley School. Immediate access is available to the A63 leading into Hull City Centre to the east and the national motorway network to the west. A mainline railway station is located some 3 miles away in the nearby village of Brough. South Cave is therefore an ideal choice for a family, professional or commuter.

ACCOMMODATION

Residential entrance door to:

ENTRANCE PORCH

With door to:

ENTRANCE HALLWAY

With storage cupboards, airing cupboard and internal access door to the double garage.



LOUNGE

18'1" x 13'3" approx (5.51m x 4.04m approx)
 With feature brick chimney breast housing a living flame gas fire.
 Opening through to the dining room.



DINING ROOM

11'3" x 9'2" approx (3.43m x 2.79m approx)
 Window to rear elevation.



CONSERVATORY

13'8" x 10'6" approx (4.17m x 3.20m approx)

Stunning space with bi-folding doors leading to the rear garden.



KITCHEN

10'11" x 10'6" approx (3.33m x 3.20m approx)

Having a range of modern gloss base and wall units with contrasting worksurfaces, one and a half sink and drainer with mixer tap, tiled splashbacks, integrated appliances including a double oven, four ring hob with extractor above, microwave, fridge and freezer.



REAR LOBBY

With pantry cupboard and external access door to side.

W.C.

With low flush W.C.

BEDROOM 1

13'10" x 10'4" approx (4.22m x 3.15m approx)

With fitted wardrobes and 'hidden' en-suite W.C. Window to rear.



EN-SUITE W.C.

With suite comprising vanity unit with low flush W.C. and wash hand basin. Window to rear.

BEDROOM 2

11'7" x 10'8" approx (3.53m x 3.25m approx)
With vanity sink, storage cupboard and window to front.



BEDROOM 3

10'7" x 9'4" approx (3.23m x 2.84m approx)
Window to side elevation.



SHOWER ROOM

With contemporary suite comprising a large walk in shower, vanity unit with wash hand basin and low flush W.C. Heated towel rail, tiled walls and window to front elevation.



OUTSIDE

This lovely property occupies a good sized plot having a lawned garden to the front with driveway leading onwards to the double garage with automated up and over door. The rear garden is a particular feature with open views and a westerly aspect. There is a large patio directly adjoining the rear of the property with steps down to a lawned garden with attractive borders and established shrubbery and trees. There is a rockery to one corner and also a summerhouse.



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 E. 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.





