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Limb
MOVING HOME

16 Pinfold, South Cave, East Yorkshire, HU15 2EZ

- Delightful Cottage
- Much Character
- Historic Village Location
- Council Tax Band = B
- Two Large Bedrooms
- Garden to Rear
- No Chain Involved
- Freehold/EPC = D

£157,500

INTRODUCTION

Occupying a charming position within one of South Cave's oldest street scenes, this delightful period cottage combines period character with well-proportioned accommodation and a lovely rear garden. The extended layout includes a generous lounge, fitted kitchen, utility room, conservatory and ground floor bathroom, whilst the first floor offers two spacious double bedrooms. With gas fired central heating, uPVC double glazing and no onward chain, it presents an excellent opportunity for those seeking a character home in the heart of this highly regarded village.

LOCATION

The property is situated along Pinfold, one of the oldest street scenes in the village and has the convenience of a mini market at the top of the road. South Cave is a delightful village nestled at the foot of the Yorkshire Wolds, offering an exceptional quality of life defined by its rich history and many beautiful homes together with its own vineyard. Its charming limestone buildings and the grand backdrop of Cave Castle, makes the village one of the most desirable locations in the East Riding – being the perfect retreat for those seeking a country lifestyle with excellent amenities and great connectivity.

The Market Place is home to independent shops, and essential services, alongside inviting local pubs and restaurants. For recreation, South Cave has it all with the Cave Castle Hotel and Country Club providing an 18-hole golf course, fitness suite, and spa facilities set within magnificent grounds. In addition to that there is a sports centre, tennis and bowls clubs and many sports/community clubs are prevalent.

The village is ideal for families and is home to the highly regarded South Cave Primary School, which sits at the heart of the community. For secondary education, the village falls within the catchment for the well-regarded South Hunsley School and Sixth Form College with prestigious independent options, including Hymers College, Tranby, and Pocklington School, also within easy reach.

South Cave provides superb regional connectivity, uniquely positioned for travel across the North of England. The village sits just off the A63, providing a direct link to the M62 corridor, Hull city centre, and the national motorway network. For rail travel, the nearby station at Brough offers regular services to Leeds, Manchester, and London King's Cross, making it an ideal base for commuters.

As a prominent village on the Yorkshire Wolds Way, South Cave is a haven for outdoor enthusiasts, offering miles of scenic walking and cycling trails, encapsulating the very best of East Yorkshire life. In addition to which there is a sports centre, tennis and bowls club and sports/country clubs are prevalent.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 13 miles
- Beverley (Historic Market Town): Approx. 10 miles
- York: Approx. 28 miles
- Leeds: Approx. 50 miles

ACCOMMODATION

Residential entrance door to:

LIVING ROOM

A lovely cosy living room with window to front, part panelling to walls, delf rack, shelving to alcove and feature fire surround with cast and tiled fireplace to the chimney breast housing a "living flame" gas fire.

KITCHEN

Having an attractive range of fitted units, worksurfaces, ceramic one and a half sink and drainer with mixer tap, integrated oven, hob above and extractor hood over. A staircase leads up to the first floor off with cupboard beneath.

UTILITY LOBBY

With worksurface, plumbing for automatic washing machine, cupboard housing gas fired central heating boiler.

BATHROOM

With white suite comprising low level W.C., pedestal wash hand basin, panelled bath with shower over and screen, tiling to the walls and floor, heated towel rail.

CONSERVATORY

Of brick and uPVC framed double glazed construction. View across the garden, external access door out and radiator for all year round use.

FIRST FLOOR

LANDING

BEDROOM 1

Window to front elevation.

BEDROOM 2

Window to rear elevation.

OUTSIDE

The property abuts the pavement to the front and to the rear there is an attractive westerly facing garden with paved patio, lawn and a shed to one corner.

HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of 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 B. 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. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system 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. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

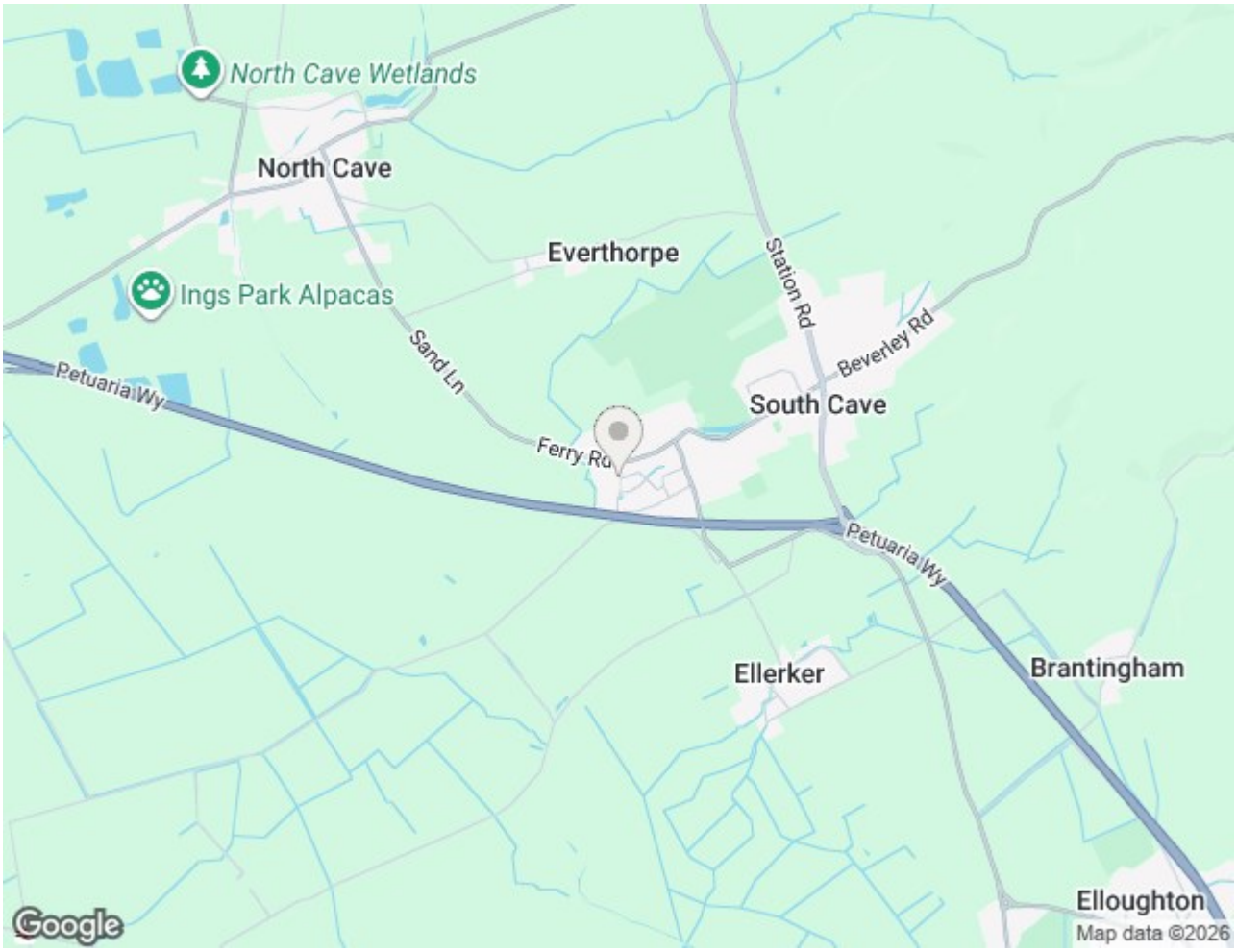
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. AI may have also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

VIRTUAL STAGING

Please note that virtual staging has been carried out on some of the internal photographs. This places computer generated images into certain rooms to give a better perception of the room with furniture in place.

PROPERTY TO SELL?

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.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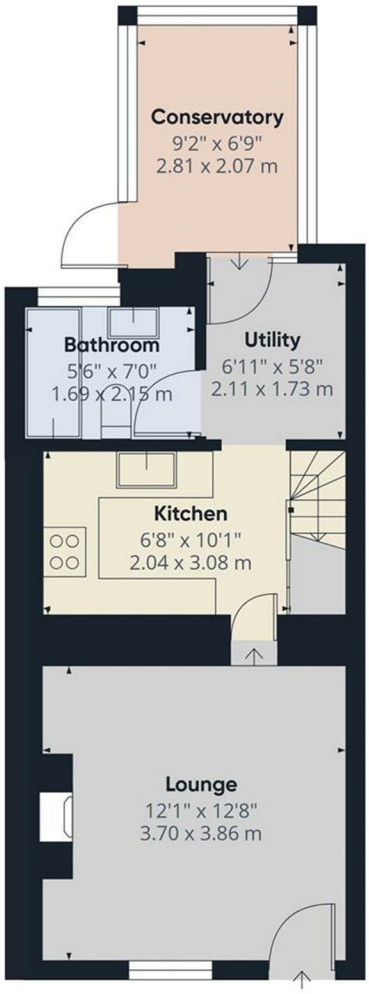


Floor 0

Approximate total area(1)

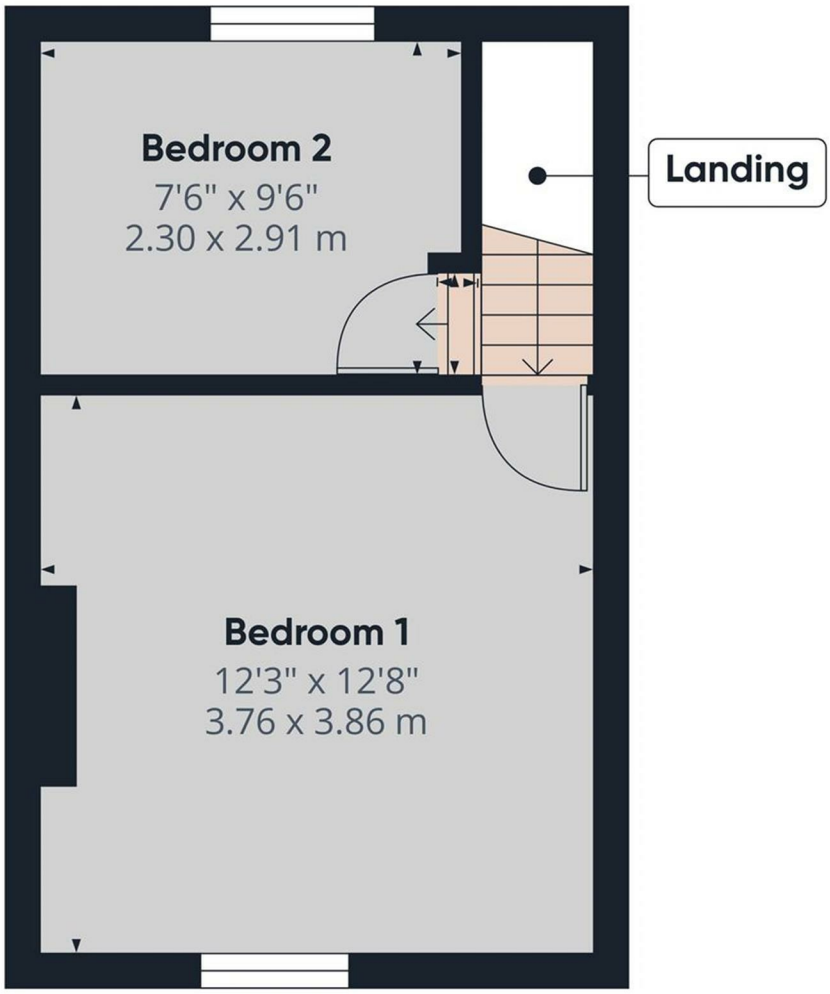
379 ft²

35.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

Approximate total area(1)

225 ft²

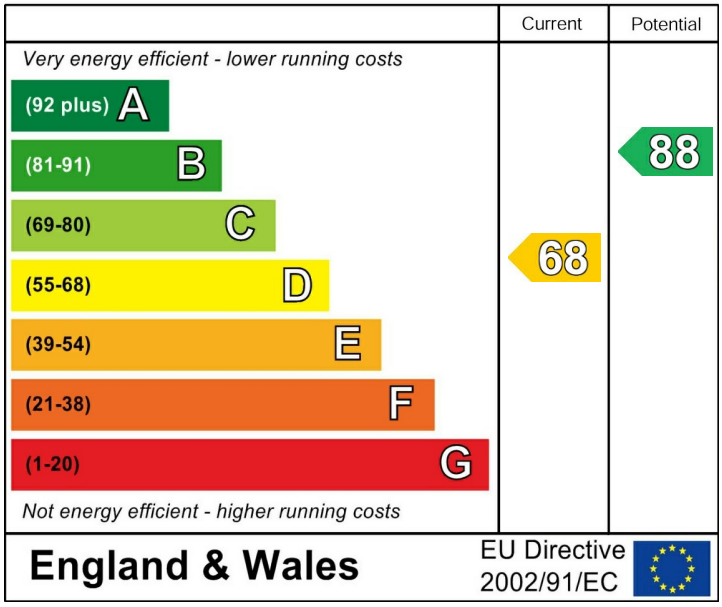
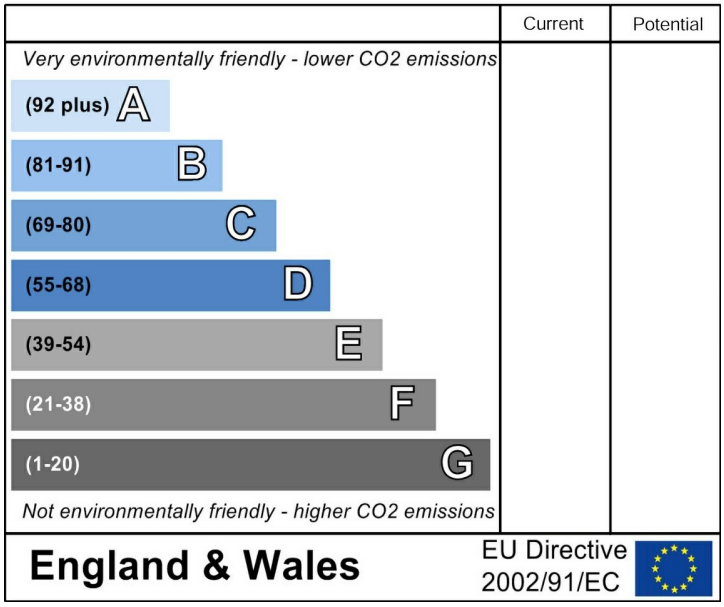
20.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating