

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF
T: 01482 669982 F: 01482 669984
E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



70 Church Street, South Cave, East Yorkshire, HU15 2EP

- 📍 Fabulous Det. Bungalow
- 📍 Great Plot & Parking
- 📍 Beautifully Appointed
- 📍 Council Tax Band D
- 📍 Dining Kitchen
- 📍 Attractive Gardens
- 📍 Central Village Location
- 📍 Tenure Freehold / EPC = D

£345,000

INTRODUCTION

Occupying a fabulous elevated corner site is this superb detached bungalow. The property has been comprehensively refurbished by the current owners and provides beautifully appointed accommodation which is rich in features both inside and out. The property is approached through a pair of gates and the large driveway provides excellent parking facilities and access to the garage. The attractive gardens wrap around the property and to the rear there is a very useful summerhouse/bar. The accommodation itself boasts central heating, double glazing and briefly comprises a lovely entrance hallway, delightful lounge, dining kitchen with views across the rear garden, two ground floor bedrooms, and bathroom. At first floor is a further double bedroom served by an en-suite bathroom. Viewing is most definitely recommended.

LOCATION

The property occupies an elevated corner site along Church Street, where it meets with Castle Drive, close to the centre of the village. South Cave has an excellent range of local shops and amenities including a post office, chemist, medical centre and convenience stores, plus there are a number of eateries and public houses. Further amenities including well-reputed junior school with secondary schooling at nearby South Hunsley in Melton. Many recreational facilities include a golf course, country club, bowls and tennis clubs, plus a sports hall. There is a mainline railway station in the nearby village of Brough and convenient access is available to the A63 leading into Hull city centre to the east or the national motorway network to the west.

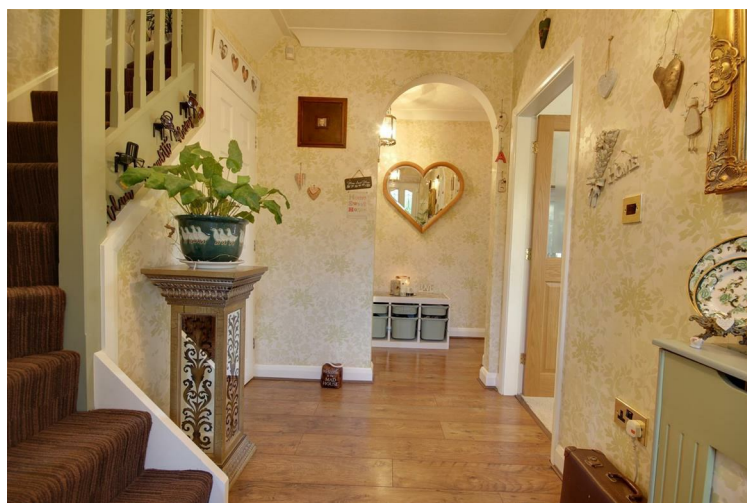
ACCOMMODATION

Residential entrance door to:



ENTRANCE HALLWAY

A lovely central hallway with a staircase leading up with storage cupboard beneath.



LOUNGE

13'10" x 12'3" approx (4.22m x 3.73m approx)

This delightful room has a window to the front and windows to either side of the chimney breast which houses a feature fire surround with cast and tiled fireplace with inset living flame gas fire.



DINING KITCHEN

18'4" x 12'4" approx (5.59m x 3.76m approx)

Reducing to 8'6" approx.

Situated to the rear of the property this room provides views across the rear garden and indeed there is a picture window to the garden in addition to an external access door. The kitchen has a range of cream coloured base and wall mounted units with oak work surfaces. There is a sink and drainer, range cooker, plumbing for an automatic washing machine and space for additional appliances.





BEDROOM 1

16'0" x 10'1" approx (4.88m x 3.07m approx)
With window to rear elevation, wall mounted T.V point.



BEDROOM 2

13'1" x 10'1" approx (3.99m x 3.07m approx)
Window to front elevation.



SHOWER ROOM

With low level W.C, wash hand basin and large shower enclosure, tiled surround and floor.



FIRST FLOOR

LANDING

BEDROOM 3

15'0" x 9'5" approx (4.57m x 2.87m approx)
With window and two velux style windows.



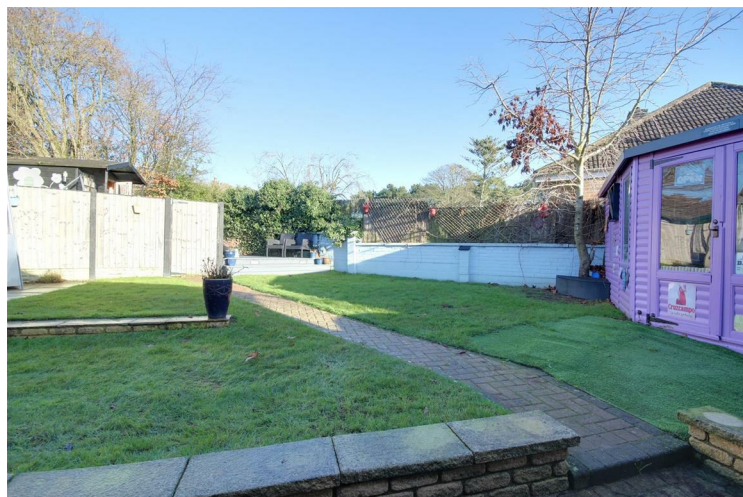
EN-SUITE BATHROOM

With low level W.C, wash hand basin and bath with mixer tap/shower attachment, tiled surround.



OUTSIDE

The property occupies a fabulous elevated corner site with a gated driveway which provides excellent parking together with a garage. A lawned garden lies to the front complemented by mature borders which provide seclusion. To the rear extends a further lawned garden with raised decking ideal for relaxing in the sun. There is a large summerhouse/bar and an enclosed area ideal for amenity space with a further shed. Additional storage sheds are situated to either side of the 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 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

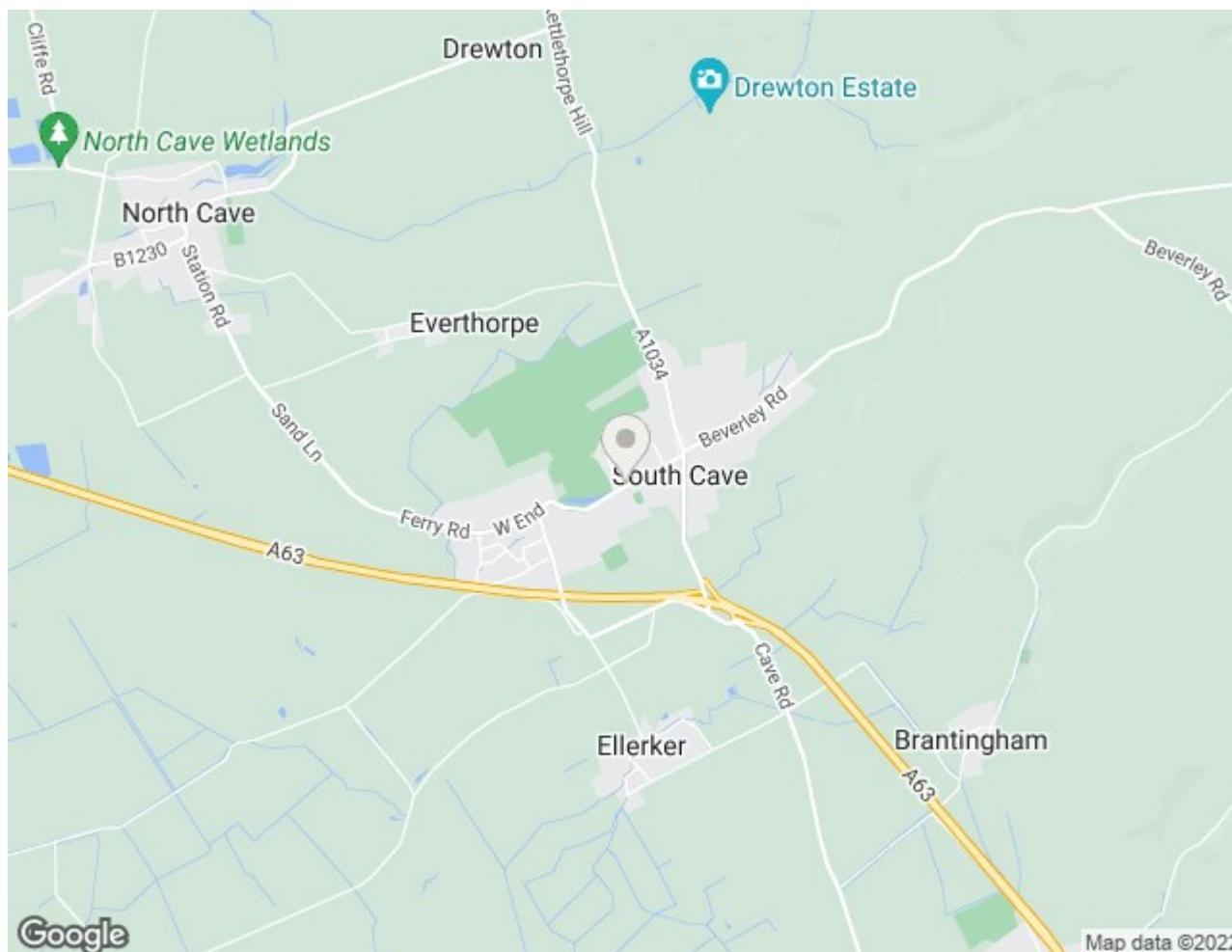
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 78.9 sq. metres (849.3 sq. feet)




First Floor

Approx. 21.2 sq. metres (228.5 sq. feet)



Total area: approx. 100.1 sq. metres (1077.8 sq. feet)

Energy Efficiency Rating

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

68

80

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	