

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: info@matthewlimb.co.uk

[matthewlimb.co.uk](http://matthewlimb.co.uk)

Matthew  
**Limb**  
MOVING HOME



*5 Brough Road, South Cave, East Yorkshire, HU15 2BU*

- 📍 Superb Detached Bungalow
- 📍 Good Sized Plot
- 📍 Well Proportioned Accomm.
- 📍 Three Beds/Two Baths

- 📍 Two Receptions
- 📍 Double Garage
- 📍 Convenient Location
- 📍 EPC = D

£365,000

## INTRODUCTION

This superb detached bungalow stands in a good sized plot, well placed for South Cave's excellent range of amenities. The property forms part of a small development of only three bungalows, the subject property standing in the best plot with good sized gardens to both front and rear. Well presented and generously proportioned the accommodation briefly comprises an entrance porch, hallway, attractive lounge, dining room, kitchen and utility. There are three bedrooms with an en-suite to the master plus a separate bathroom. The accommodation boasts gas fired central heating to radiators and uPVC double glazing. 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 cloaks cupboard off. Internal door through to:

### HALLWAY

### LOUNGE

19'8" x 13'10" approx (5.99m x 4.22m approx)

An attractive room with windows to both front and side elevations. There is a feature marble fire surround housing an electric fire. Double doors lead through to the dining room.



**LOUNGE - ALTERNATIVE VIEW**



**DINING ROOM**

16'5" x 10'3" approx (4.88m; 3.12m approx)  
 With patio doors leading out to the rear garden. Internal door through to the kitchen.



**KITCHEN**

16'5" x 9' approx (5.00m x 2.74m approx)  
 The kitchen has a selection of fitted base and wall mounted units with integrated double oven, four ring hob with filter hood above. There is a breakfast bar area and plumbing for a dishwasher. Window overlooks the rear garden.



## UTILITY ROOM

With plumbing for automatic washing machine, external access door to rear.

## BEDROOM 1

16'4" x 10'6" approx (4.98m x 3.20m approx)

Having an extensive range of fitted furniture comprising wardrobes, dressing table and drawers. Window to front elevation.



## EN-SUITE BATHROOM

With suite comprising bath, shower cubicle, low level WC, bidet and wash hand basin. Tiling to the walls.



## BEDROOM 2

12'1" x 9'10" approx (3.68m x 3.00m approx)  
up to fitted wardrobes to one wall. Window to front elevation.



## BEDROOM 3

8'9" x 7'8" approx (2.67m x 2.34m approx)  
Window to rear elevation. Fitted cupboards.



## BATHROOM

With white suite comprising low level WC, pedestal wash hand basin, bath with shower attachment and screen, tiling to the walls.



## OUTSIDE

The property occupies a large corner plot, part of the development of three bungalows. This lovely property stands to one corner having a lawned garden to the front bounded by coniferous hedging which provides seclusion and a block set driveway leads to the double garage. The good sized rear garden is mainly lawned complemented by a patio area directly to the rear of the bungalow and a further patio area is situated upon a terrace to one corner. Given the size of the garden there is scope for extension to the property, subject to appropriate permissions.



## 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.

## STAMP DUTY LAND TAX : TEMPORARY REDUCED RATES

Residential Rates on purchases from 8 July 2020 to 31 March 2021

If you purchase a residential property between 8 July 2020 to 31 March 2021, you only start to pay SDLT on the amount that you pay for the property above £500,000. These rates apply whether you are buying your first home or have owned property before.

You can use the table below to work out the SDLT due:

Property or lease premium or transfer value SDLT rate

Up to £500,000 Zero

The next £425,000 (the portion from £500,001 to £925,000) 5%

The next £575,000 (the portion from £925,001 to £1.5 million) 10%

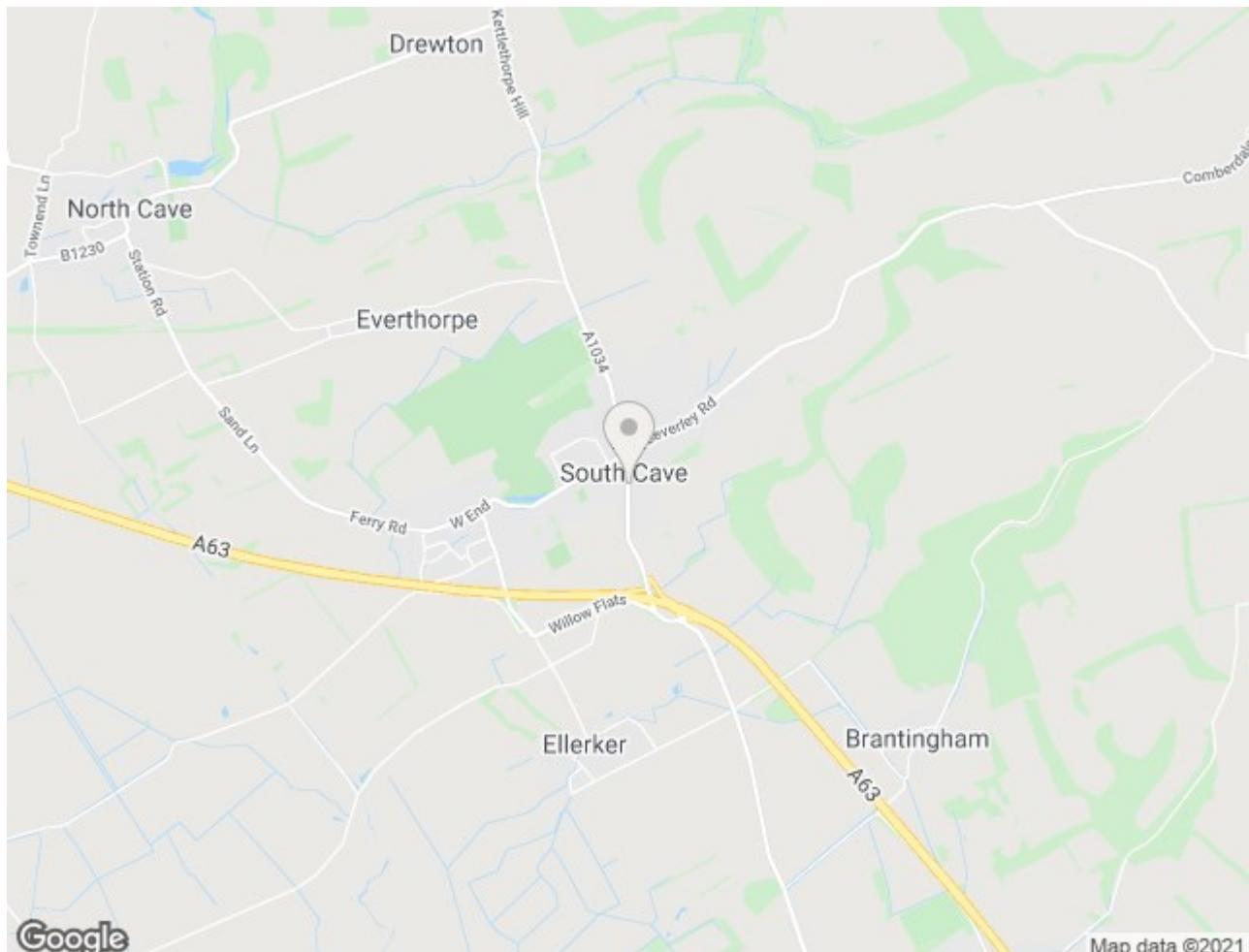
The remaining amount (the portion above £1.5 million) 12%

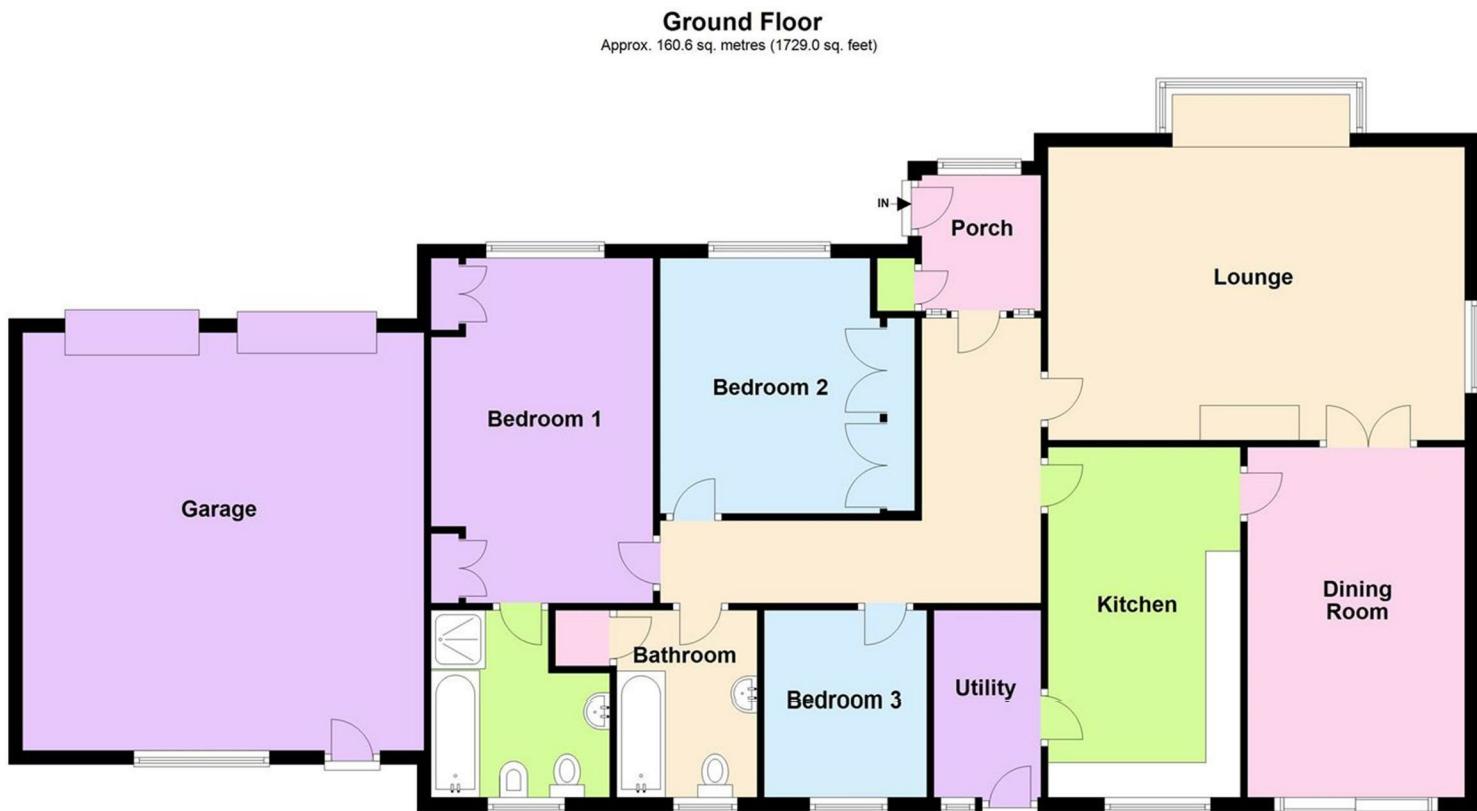
From 8 July 2020 to 31 March 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

## VIEWING APPOINTMENT

TIME .....DAY/DATE .....

SELLERS NAME(S) .....





Total area: approx. 160.6 sq. metres (1729.0 sq. feet)

