



Newfield Lane, South Cave, Brough, HU15 2JW

FINE & COUNTRY

SITUATED DOWN A COUNTRY LANE ON THE OUTSKIRTS OF SOUTH CAVE BORDERING OPEN COUNTRYSIDE CLOSE TO AMENITIES YET TUCKED OUT OF THE WAY



This individual and substantially extended detached property provides a most desirable lifestyle and an excellent environment for a family. Providing generous three bedroom accommodation of approximately 1950 sq ft standing in approximately 0.3 of an acre. Tucked down a quiet country lane enjoying considerable privacy. Take a look at the floorplan to fully appreciate how versatile this property can be with three bedrooms, two bathrooms, four receptions and a large dining kitchen plus utility room and converted loft space with fixed staircase. We anticipate a high demand for this property, waste no time in viewing.

Location:

The rural village of South Cave lies approximately twelve miles due west of Hull and approximately nine miles south west of the historic town of Beverley. Local shopping, schooling and sporting facilities can be found in the centre of the village and first class road connections are available. The A63 dual carriageway which links into the M62 motorway runs to the south of the village and the main line British Rail station at Brough lies approximately four miles to the south which provides a high speed train service to London Kings Cross.

Accommodation:

The accommodation is arranged on the ground and two upper floors and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

Entrance Hall:

With staircase off.

Inner Hall/Dining Reception:

With large built-in understairs storage cupboard plus cloaks cupboard. Open plan to the ...

Conservatory:

With French door to the south facing terrace.





Living Room:

With bay window. Includes a rustic brick fireplace with cast iron canopied open hearth.

Dining Room:

With bay window. Includes a period style fireplace with open hearth.

Dining Kitchen:

Includes a large built-in cupboard and a range of floor and wall cabinets with complementing worktops, single drainer one and a half bowl sink unit, built-in double oven and five ring hob. Ceramic tile flooring and connecting door to the ...

Utility Room:

With fitted base units, plumbing for automatic washing machine and Belfast sink.

Shower Room:

Part tiled including shower cubicle and low level w.c.

First Floor

Landing

Master Bedroom:

With ...



En-suite Dressing Room:

Which could easily be sub-divided to create an en-suite bathroom. Includes a range of fitted wardrobes and drawer units, gas fired central heating boiler unit and insulated hot water cylinder.

Bedroom 2:

With fitted wardrobe.

Bedroom 3:

With staircase to second floor.

Second Floor

Converted Loft Space

With fixed staircase and Velux skylight window.

Outside:

The property stands particularly well with a wide road frontage along this quiet cul-de-sac country lane. A private driveway enters through an integral arch to a rear courtyard and parking area which includes a timber framed garage. There is an enclosed south facing terrace, ideal for outdoor entertaining. To the side of the property is a spacious lawn bordered by mature trees and plants.

Services:

Mains gas, water and electricity are connected to the property. Drainage is by way of a septic tank.

Central Heating:

The property has the benefit of a gas fired central heating system to panelled radiators.

Double Glazing:

The property has the benefit of UPVC double glazed windows.

Tenure:

The tenure of the property is freehold.

Council Tax:

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band E.*

Fixtures & Fittings:

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer:

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



Viewings:

Strictly by appointment with the sole agents.

Mortgages:

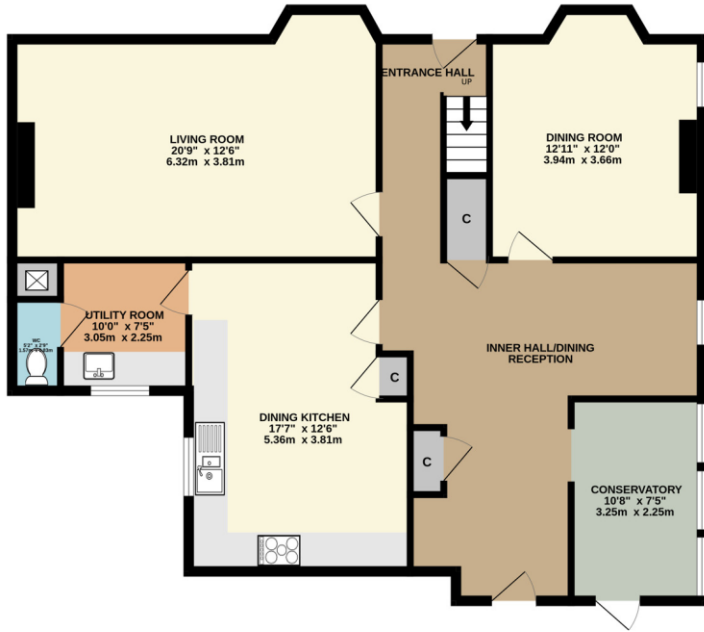
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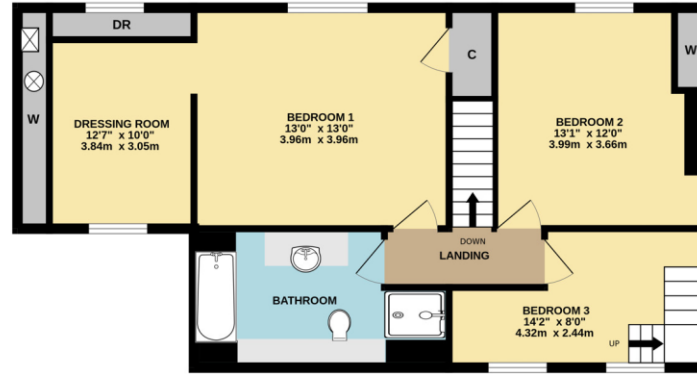
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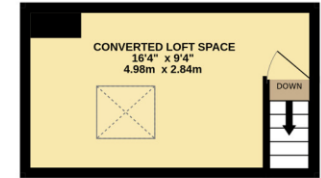
GROUND FLOOR
1099 sq.ft. (102.1 sq.m.) approx.



1ST FLOOR
699 sq.ft. (64.9 sq.m.) approx.



2ND FLOOR
148 sq.ft. (13.8 sq.m.) approx.



TOTAL FLOOR AREA : 1946 sq.ft. (180.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

