33 Northfield Close, South Cave, Brough, Yorkshire, HU15 2EW

£249,950

- Spacious Detached Home
- Double Garage
- Three Bedrooms
- Westerly Facing Garden
- Two Reception Rooms
- C/Heating & D/Glazing
- Kitchen & Utility
- EPC=D
INTRODUCTION
Situated in this popular cul-de-sac location close to the centre of the sought after village of South Cave is this spacious detached property. Having the benefit of gas central heating and uPVC double glazing the accommodation is arranged over two floors and comprises an entrance hall, cloaks/W.C., dining room, kitchen, utility room and lounge overlooking the rear garden. At first floor level there is a master bedroom with walk-in wardrobe and a room with plumbing for an en-suite. There are two further bedrooms and a family bathroom.

Gardens extend to the front and rear of the property and a driveway provides ample parking and leads to the double garage.

LOCATION
Northfield Close is a residential cul-de-sac which leads directly off West End. South Cave is a desirable village located to the west of Hull and provides a good range of shops including convenience store, post office, chemist, doctor’s surgery and further amenities including a well regarded village primary school. Secondary schooling can be found at South Hunsley in the village of Melton. The property is conveniently placed for access to the A63 and the M62 westbound. A mainline railway station is located at nearby Brough.

ACCOMMODATION
Residential entrance door to:

ENTRANCE HALL
Spacious area with stairs to the first floor off, useful understairs cupboard and access door to the double garage.

CLOAKS/W.C.
With low flush W.C., vanity unit with wash hand basin and window to front elevation.

DINING ROOM
10’11” x 8’11” approx (3.33m x 2.72m approx)
With double doors to the entrance hall, coving and window to front elevation.
**KITCHEN**
12’1”(max)x11’11”(max) approx (3.68m(max)x3.63m(max) approx)
Having a range of fitted base and wall units with worksurfaces over, sink with two drainers and mixer tap, cooker point, space for fridge freezere, window to rear elevation.

**UTILITY ROOM**
8’11”(max)x5’10” approx (2.72m(max)x1.78m approx)
With plumbing for automatic washing machine, space for tumble dryer, external access door and window to side.

**LOUNGE**
19’9”x 11’10” approx (6.02m x 3.61m approx)
Spacious room accessed via double doors from the entrance hall with further double doors opening out onto the rear garden.

**FIRST FLOOR**
MASTER BEDROOM
14’11” x 11’11” approx (4.55m x 3.63m approx)
Having a range of fitted wardrobes and window to front elevation.

WALK-IN WARDROBE
6’10” x 4’3” approx (2.08m x 1.30m approx)
Fitted with hanging space and shelving.

POTENTIAL EN-SUITE
The current owner has created this room for use as an en-suite. Plumbing has been installed but a suite has not been fitted.

BEDROOM 2
13’7” x 9’9” approx (4.14m x 2.97m approx)
With built-in wardrobe, coving and window to front elevation.
BEDROOM 3

9'9" x 8'11" approx (2.97m x 2.72m approx)
Coving and window to rear elevation.

BATHROOM

With suite comprising bath with shower over and screen, vanity unit with wash hand basin, low flush W.C., inset spot lights and window to side elevation.

OUTSIDE
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 REFORMS 4 DEC 2014
Purchase Price of Property New Rates Paid on the Part of the Property Price Within Each Tax Band £0 - £125,000 0% £125,001 - £250,000 2% £250,001 - £925,000 5% £925,001 - £1,500,000 10% £1,500,001 and over 12% Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT
TIME ...........DAY/DATE ............................................ SELLERS NAME(S) .............................................
Ground Floor
Approx. 935.9 sq. feet

Lounge
Kitchen
Utility Room
Garage
Dining Room
Entrance Hall

First Floor
Approx. 619.4 sq. feet

Bedroom 1
Walk-in Wardrobe
Bedroom 3
Bedroom 2
Bathroom

Total area: approx. 1554.9 sq. feet
### Energy Efficiency Rating

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<th>Potential</th>
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<td>79</td>
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<td>(92 plus) A</td>
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Not energy efficient - higher running costs

### Environmental Impact (CO₂) Rating

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<td>77</td>
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Not environmentally friendly - higher CO₂ emissions