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Matthew
Limb
MOVING HOME



14 Southcote Close, South Cave, East Yorkshire, HU15 2BQ

- 📍 Detached House
- 📍 Open Plan Kitchen
- 📍 Four Bedrooms
- 📍 Bathroom & En-Suite
- 📍 Good Sized Garden
- 📍 Double Garage
- 📍 Cul-De-Sac Setting
- 📍 EPC=B

£345,000

INTRODUCTION

Situated within a small residential cul-de-sac close to the centre of the village is this detached family home with double garage. Occupying a good sized plot within this popular residential setting, the property offers generously proportioned accommodation including a spacious and welcoming entrance hall, cloaks/W.C., study, lounge and an open plan dining kitchen to the rear plus a utility room. At first floor level are four bedrooms, three of which have fitted wardrobes and an en-suite shower room to bedroom one. There is also a recently fitted contemporary family bathroom.

To the front of the property is a driveway with ample parking for 3 cars leading to the double garage. A gate provides access to the side of the garage which is ideal for a shed/greenhouse or may be opened up to create further parking. The large rear garden enjoys a southerly aspect with a raised decked area directly adjoining the rear of the property with a lawn, planted borders and pond beyond.

LOCATION

Southcote Close is situated off Bacchus Lane which runs off Brough Road in South Cave. South Cave lies approximately 12 miles to the west of Hull and the historic market town of Beverley is approximately 9 miles away. The village is ideally placed for travelling to Hull, Beverley, York, Leeds and the West Riding with immediate access being available to the A63/M62 motorway network. There is a mainline railway station situated approximately 5 minutes driving time away in the nearby village of Brough. South Cave has a variety of amenities including convenience stores, bakers, butchers, a number of public houses and restaurants together with a golf course and country club. The village also has a junior school and lies within the South Hunsley Secondary School catchment area.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

Spacious and welcoming with stairs to the first floor off with cupboard under. Internal access into the double garage.



CLOAKS/W.C.

Modern suite comprising a low flush W.C., vanity unit with wash hand basin, tiled floor.

STUDY

11'5" x 7'7" approx (3.48m x 2.31m approx)
Window to side elevation.



LOUNGE

19'7" x 11'10" approx (5.97m x 3.61m approx)
Limestone fire surround with living flame gas fire. Windows to front and rear elevations.



LOUNGE - ALTERNATIVE VIEW



KITCHEN

14'4" x 9'10" approx (4.37m x 3.00m approx)

Having a range of modern fitted base and wall units with complementing worksurfaces, sink and drainer, double oven, four ring gas hob with extractor over. There is plumbing for a dishwasher and space for a fridge/freezer. Window to rear elevation.



KITCHEN - ALTERNATIVE VIEW



DINING AREA

10'0" x 9'2" approx (3.05m x 2.79m approx)

With doors opening out to the rear deck and garden beyond.



UTILITY ROOM

With base and wall units sink and drainer, plumbing for automatic washing machine, space for tumble dryer. External access door to side.

FIRST FLOOR

LANDING

Light and airy landing with window to front elevation and storage cupboard off



BEDROOM 1

13'6" x 10'5" approx (4.11m x 3.18m approx)

Fitted wardrobes with sliding doors, window to rear elevation.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, pedestal wash hand basin, low flush W.C., tiling to walls and floor, window to rear elevation.



BEDROOM 2

12'7" x 8'8" approx (3.84m x 2.64m approx)

Having a range of fitted furniture with wardrobes, desk and drawers. Window to rear elevation.



BEDROOM 3

10'0" x 8'9" approx (3.05m x 2.67m approx)

Fitted wardrobes and desk. Window to front elevation.



BEDROOM 4

9'4" x 6'5" approx (2.84m x 1.96m approx)
Window to rear elevation.



BATHROOM

With contemporary suite comprising a bath with shower over and screen, vanity unit with wash hand basin, low flush W.C., heated towel rail, tiled floor and walls, cylinder/airing cupboard, window to front elevation.



OUTSIDE

To the front of the property is a driveway with ample parking for 3 cars leading to the double garage. A gate provides access to the side of the garage which is ideal for a shed/greenhouse or may be opened up to create further parking. The large rear garden enjoys a southerly aspect with a raised decked area directly adjoining the rear of the property with a lawn, planted borders and pond beyond.



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

TIMEDAY/DATE

SELLERS NAME(S)




Ground Floor



First Floor



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	

87 **90**

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	