

# LEONARDS

SINCE 1884

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Land & Rural Consultants



## 1 The Moorlands, South Cave, Brough, East Yorkshire, HU15

- Well Presented and Improved End Terrace House
- Modern White Bathroom Suite
- Three Bedrooms (Two Doubles)
- Rear Facing Lounge Diner with Room Heater
- Gas Fired Central Heating System and Double Glazing
- Lovely Fitted Kitchen with Appliances
- Delightful and Enclosed Rear Garden
- Separate Utility Room
- Ideal First Time or Small Family Home
- Early Viewing Essential to Avoid Disappointment

**Offers In The Region Of £170,000**



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# 1 The Moorlands, South Cave, Brough, East Yorkshire, HU15 2JS

Well presented and much improved three bedroom end terrace house. Highly recommended for an early viewing to fully appreciate this lovely home and delightful garden. Located off Ferry Road the property is ideally suited to either first time buyers or home movers. The standout features include the fabulous fitted kitchen, modern white bathroom suite and enclosed rear garden. Enter via the side/main entrance door to the property, utility room, hallway, fitted kitchen, rear facing lounge diner, first floor landing, three bedrooms and bathroom. Enclosed rear garden and on street parking with communal off set parking area nearby. Viewing via Leonards.

## Location

South Cave is a desirable village located approximately 14 miles to the west of Hull City Centre. Standing just off the A63 the village enjoys access to the West Riding via the M62 motorway and in turn to the national motorway network. The village is served by local amenities including two convenience shops (one of which contains a sub post office), public houses, primary school and the Cave Castle Hotel & Country Club.

## Entrance

Main side entrance door provides access into the property. Window to the side elevation (onto Ferry Road). Tiled flooring. Access to the Utility and inner part glazed door to the hallway.

## Utility Room

6'4" x 4'5" (1.931m x 1.364m)

A useful space with work top with base cupboard. Wall units with sliding glass doors with lighting beneath. Space for washing machine and dryer. Window to the side elevation. Tiled flooring. Sloping ceiling profile.

## Hallway

Stairs lead off to the first floor accommodation with under stairs recess. Wooden effect flooring. Radiator. Access into ground floor rooms off.

## Fitted Kitchen

9'7" x 10'8" (2.933m x 3.263m)

A fabulous fitted kitchen having a range of base and wall units. Solid work surfaces extend to form a breakfast/seating area. Appliances of Neff slide and hide oven with warming draw and combination microwave. Elica hob with draw down extractor. Neff fridge/freezer. Caple dishwasher. Quooker hot tap with sink unit. Window to the front elevation. Wall mounted radiator. Tiled flooring and part tiled walls. Display shelving. Lighting to the units, ceiling and above the breakfast bar.

## Lounge Diner

15'5" x 12'2" extends to 13'10" (4.715m x 3.720m extends to 4.228m)

Overlooking the rear garden with patio door providing rear access. Log burner/room heater. Wall mounted radiator. Wooden effect flooring.

## First Floor Landing

Access to roof void. Store cupboard. Boiler cupboard with Ideal gas fired central heating boiler. Window to the side elevation (onto Ferry Road).

## Bedroom One

8'10" x 12'9" (2.699m x 3.910m)

Window to the rear elevation and radiator.

## Bedroom Two

8'1" x 10'2" (2.487m x 3.107m)

Window to the front elevation and radiator.

## Bedroom Three

6'4" x 9'5" (1.947m x 2.895m)

Window to the rear elevation and radiator.

## Bathroom

6'11" x 5'6" (2.118m x 1.685m)

Fitted with a modern white suite of bath with mains shower over and hand shower attachment. Shower Screen. Wash hand basin with vanity unit. Separate WC Part tiled walls and tiled flooring. Window to the front elevation. Towel rail radiator. Inset ceiling lights. Extractor fan.



### Outside

The property enjoys a pleasant position towards the outskirts of the village. A pathway provides access to the front/main entrance. The delightful rear garden is a real feature of this lovely home and has been deigned to enjoy the pleasures of the outside space. With paved, grassed and stoned areas along with well stocked borders. There is a log store area and at the far end of the garden there is a useful garden shed. Rear pedestrian access. On street parking to the front along with a communal off set parking area.

### Energy Performance Certificate

The current energy rating on the property is D (67).

### Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band A for Council Tax purposes. Local Authority Reference Number SCA075001000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

### Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuration fee they receive.

### Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Tenure

The tenure of this property is Freehold.

### Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

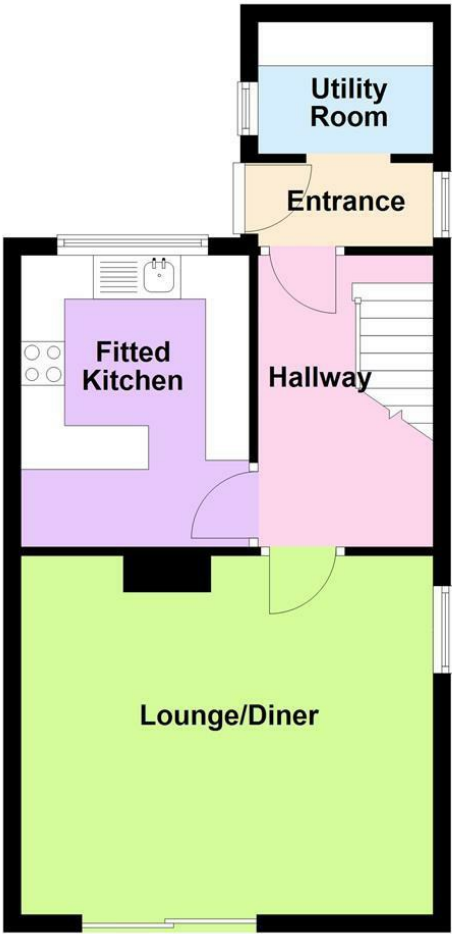
### Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected\*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire.

\*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



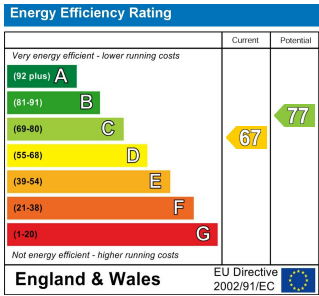
Ground Floor



First Floor



1 The Moorlands, South Cave



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