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32 Bridge Road, South Cave, Brough, East Yorkshire, HU15 2JE

- Well Presented Detached Family House
- Corner Plot Position
- No Forward Chain
- Breakfast Kitchen and Utility Room
- Three Bedrooms and Family Bathroom
- Freshened up Decoration
- Convenient Location off Ferry Road
- Two Reception Rooms
- Separate ground Floor WC
- Gardens with Parking and Garage

Offers In The Region Of £275,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-property.co.uk

Website: www.leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-property.co.uk

32 Bridge Road, South Cave, Brough, East Yorkshire, HU15 2JE

Well presented three bedroom detached family house. Occupying a pleasant corner plot position within this convenient cul de sac location off Ferry Road. The property is ready for occupation with freshened up decoration and replacement carpets to most rooms. Offered for sale with No Forward Chain an early viewing is highly recommended to appreciate this super home. Having a ground floor rear extension the accommodation comprises:- Side entrance hall, front facing lounge with access into dining room. Ground floor cloakroom WC, breakfast kitchen with appliances of oven, hob, hood and freestanding dishwasher, separate utility room with space for washing machine. To the first floor can be found the three bedrooms and a family bathroom. There are garden areas to the front, side and rear, off road parking space with a single garage. Gas fired central heating system and majority double glazing. Viewings via Leonards please.

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 Hall

Main side entrance door provides access into the welcoming hallway. Stairs lead off to the first floor accommodation with small under stairs recess area. Radiator and access into ground floor rooms off.

Lounge

11'0" x 17'8" (3.354m x 5.401m)

Bow window to the front elevation and feature fire surround with inset coal gas fire (not tested) with decorative inset and hearth. Radiator and multi paned doors opening into:

Dining Room

16'5" x 8'7" (5.019m x 2.622m)

Bow window to the side elevation and radiator.

Lobby

With access to:

Cloakroom WC

Suite of WC and wash hand basin. Window to the side elevation and part tiled walls.

Breakfast Kitchen

19'8" x 8'9" (6.005m x 2.678m)

A lovely well proportioned rear facing room which contains an extensive range of base and wall units with contrasting work surfaces which extend to form a small breakfast bar area and incorporate the single drainer sink unit. Appliances of electric double oven, electric hob with hood over and dishwasher. Tiling to the splashback areas, radiator, windows to the side and rear elevations with rear entrance door. There is access from the kitchen into:

Utility Room

7'9" x 5'10" (2.376m x 1.791m)

Containing a range of storage cupboards with work surfaces, gas fired central heating boiler (not tested), plumbing for washing machine and a single glazed window.

First Floor Landing

Window to the side elevation, storage cupboard off with shelves. Ladder access to roof void.

Bedroom One

10'9" x 12'7" (3.295m x 3.846m)

Window to the rear elevation and radiator.



Bedroom Two

9'6" x 11'9" (2.916m x 3.591m)

Window to the front elevation, radiator and wardrobe with hanging rail and shelves.

Bedroom Three

6'7" x 8'10" max (2.007m x 2.707m max)

Window to the front elevation and box bulk head for the stairs. Wardrobe, desk with drawers and shelves over. Radiator.

Bathroom

5'3" x 8'8" (1.604m x 2.658m)

Containing a three piece suite of panelled bath with mains plumbed shower over with screen. Wash hand basin and WC. Tiling to the walls, heated towel rail radiator and window to the rear elevation.

Outside

The property occupies a pleasant corner plot position within this cul des sac location. The front and side boundaries have a small dwarf wall with established hedging, There are lawned areas to both the front and side garden areas. A gated access leads to the rear which is mainly paved for ease of maintenance. To the rear there is a also a greenhouse and single garage with driveway/parking space.

Garage

9'4" x 18'11" (2.870m x 5.770m)

With remote controlled front access door. Side personal door and window. Light and power provided.

Energy Performance Certificate

The current energy rating on the property is D (68).

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 D for Council Tax purposes,. The current charges for 2022 are £1616.79 - Local Authority Reference Number SCA016032000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Services

The mains services of water, gas and electric are connected.

Tenure

The tenure of this property is Freehold.

Viewings

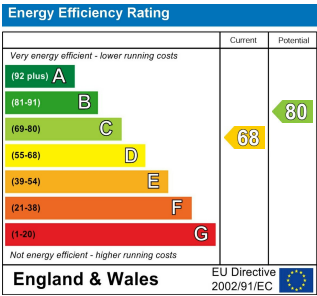
Strictly through the sole agents Leonards 01482 375212/01482 330777

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.



32 Bridge Road



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