

# LEONARDS

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## 25 Northfield Close, South Cave, Brough, East Yorkshire, HU15

- Three Bedroom Detached Family House
- Desirable West Hull Village Location
- Entrance Hall with Stairs Off and Cloakroom WC
- Kitchen with Units and Cooker and Washer Included
- Garden Areas with Driveway to Garage
- Pleasant Cul De Sac Position
- Now Ready for Updating and Improvements
- Lounge Diner
- Three Well Proportioned Bedrooms and Shower Room
- No Forward Chain

**Offers In The Region Of £250,000**



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: [info@leonards-property.co.uk](mailto:info@leonards-property.co.uk)

Website: [www.leonards-property.co.uk](http://www.leonards-property.co.uk)

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: [brough@leonards-property.co.uk](mailto:brough@leonards-property.co.uk)



# 25 Northfield Close, South Cave, Brough, East Yorkshire, HU15

Three bedroom detached family house, pleasant cul de sac position off West End. The property is offered for sale with No Forward Chain. Now ready for a scheme of updating and improvements the well proportioned accommodation comprises:- Entrance hall, cloakroom/WC, lounge diner, kitchen, first floor landing, three bedrooms and a modern shower room. Garden areas to the front and rear with a side driveway providing off road parking and access to the single garage. Gas fired central heating system and double glazing. 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 Hall

Main side entrance door provides access into the property. Radiator and stairs lead off to the first floor accommodation with under stairs cupboard.

## Cloakroom WC

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

## Lounge Diner

15'3" x 14'2" max + 11'3" x 11'5" (4.672m x 4.333m max + 3.438m x 3.484m)

Window to the front and rear elevations, fire surround with gas fire and two radiators.

## Kitchen

9'8" x 11'4" (2.965m x 3.477m)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit. Space for appliances with the cooker and washing machine to be included within the sale. Ideal E Type gas fired central heating boiler, radiator and part tiled walls. Window to the rear elevation and side entrance door.

## First Floor Landing

Walk in airing cupboard with tank.

## Bedroom One

11'4" x 14'3" (3.464m x 4.367m)

Window to the front elevation and radiator.

## Bedroom Two

13'6" x 8'1" (4.117m x 2.484m)

Window to the side elevation and radiator.

## Bedroom Three

6'5" extends to 9'9" x 14'4" (1.967m extends to 2.986m x 4.371m)

Window to the front elevation, radiator and cupboard over the stairs.

## Shower Room

7'5" x 6'2" + door recess (2.284m x 1.892m + door recess)

Fitted with a modern three piece suite of shower cubicle, wash hand basin and WC. Window to the rear elevation, radiator, tiling to the walls and access to roof void.

## Outside

The property has garden areas to the front, side and rear. A side driveway provides off road parking and access to the single garage.

## Garage

8'3" x 15'3" (2.526m x 4.664m)

With up and over door.

## Energy Performance Certificate

The current energy rating on the property is pending.



### Agents Note

This property is being sold subject to a grant of probate being obtained.

### 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. Local Authority Reference Number SCA082025000. 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 procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

### 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

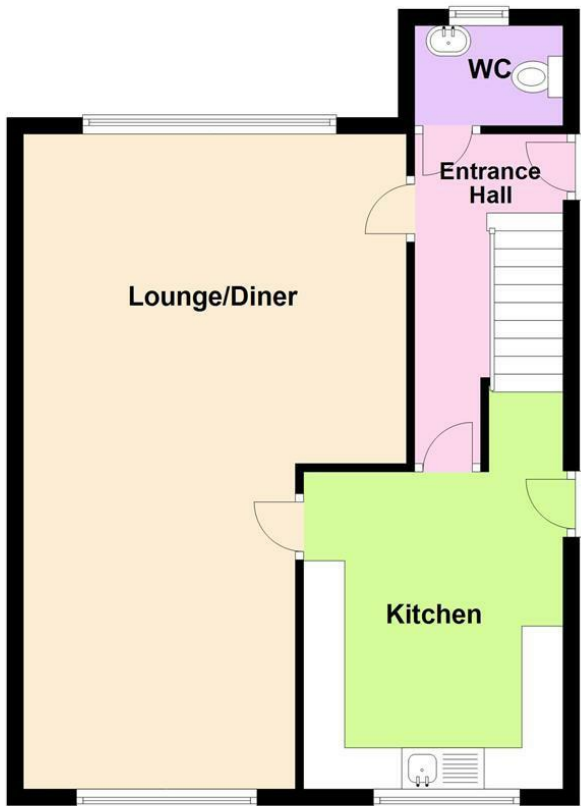
Strictly through the sole agents Leonards 01482 375212/01482 330777

### 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



Potential Layout for guidance purposes only.  
Room Measurements are approx.

Plan produced using PlanUp.

## 25 Northfield Close, South Cave

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

86

53

Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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