



QUICK&CLARKE
The Property Specialists

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The Lodge, Ryland Hill Brough Road, South Cave HU15 2BU
£650,000

- Individually designed Lodge
- Approximately 2,500 square feet
- All on ground floor
- 3 bedrooms; 2 bathrooms; 3 receptions
- Dining kitchen
- Outstanding grounds, mature trees and planting
- Close to village amenities
- Excellent access to motorway network
- EPC Rating: D
- Council Tax Band: Awaited

An incredible, individually designed and built Lodge offering approximately 2,500 square feet of outstanding accommodation all on ground floor and located on a beautiful mature plot with extensive planting and mature trees. The Lodge offers three generously proportioned bedrooms with two bathrooms, three reception rooms, super dining kitchen, impressive inner hallway and utility along with attached garage.

The property is located on the fringe of this very popular West Hull village ideal for the extensive facilities that it has to offer, but also superbly located for direct access to the A63 and motorway network.

LOCATION

With good access to the vast array of amenities on offer in Brough including one large supermarket and local shops and services. Brough has excellent transport links lying just off the A63/M62 and with its own main line railway station. The property sits in the catchment area of the highly regarded South Hunsley Secondary School.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE

Tiled floor and radiator.

KITCHEN

16'10" x 16'3" (5.13m x 4.95m)
Extensive fitted units incorporating an electric oven and hob along with fridge and dishwasher, two oven Aga, one and a half bowl single drainer sink unit, slate tile floor and sealed unit double glazed window. Having French doors to dining room.

LIVING ROOM

21' 7" x 19'8" (6.40m 2.13m x 5.99m)
Ornate carved timber fireplace with open fire and tile hearth, sealed unit double glazed bay window, three radiators and French doors to dining room and inner hall.

DINING ROOM

17' x 14' (5.18m x 4.27m)
Timber fireplace with tile hearth and open fire, French doors to garden and two radiators.

IINNER HALLWAY

Fitted cloak cupboards along with airing cupboard having hot water cylinder and electric immersion heater, and two radiators.

GARDEN ROOM

19'7" x 18'7" (5.97m x 5.66m)
Sealed unit double glazed windows having tile floor, log burner, door to garden and radiator.

UTILITY ROOM

14' x 6'10" (4.27m x 2.08m)
Fitted base and eye level units with stainless steel single drainer sink unit, slate tile floor and door to outside.

CLOAKROOM

Low level w.c. and wash hand basin.

BEDROOM 1

14' x 14' (4.27m x 4.27m)
Sealed unit double glazed window, ceiling coving and radiator.

EN-SUITE BATHROOM

8'9" x 7'7" (2.67m x 2.31m)
Panelled bath, wash basin, low level w.c. and shower in corner cubicle, part tiled walls, sealed unit double glazed window and towel radiator.

BEDROOM 2

11'8" x 11'5" (3.56m x 3.48m)
Ceiling coving, sealed unit double glazed window and radiator.

BEDROOM 3

11'8" x 10'2" (3.56m x 3.10m)
Ceiling coving, sealed unit double glazed window and radiator.

FAMILY BATHROOM

9'4" x 7'8" (2.84m x 2.34m)
Corner bath, wash basin and low level w.c., half tiled walls, sealed unit double glazed window and towel radiator.

GARAGE

19' x 10'4" narrowing to 15'4" (5.79m x 3.15m narrowing to 4.67m)
Up-and-over door with light and power laid on.

GARDENS

The property stands on a very impressive plot with extensive planting and mature tree setting, being approached via a gated gravel driveway and parking area with front lawned garden and extremely well stocked beds.

To the rear of the house is a further lawned garden having two brick garden stores along with wood store.

At both front and rear of the property are very inviting paved and gravel seating areas.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from sealed unit double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent’s Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you. Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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