



## THE LOCATION

South Cave is a popular village conveniently situated approximately 12 miles to the west of Hull, two miles from the M62 giving access to the West Riding motorway network and five miles from the main line railway station at Brough. The village has a range of facilities which include a variety of Shops, Doctors Surgery, Church, School, Golf Club, Sporting and recreational facilities

## THE PROPERTY

A FANTASTIC DETACHED FAMILY HOME IN A PRIME VILLAGE LOCATION

A superbly presented and well proportioned link detached family home set within a generous plot. This deceptively spacious and well appointed three bedroom property briefly comprises an extended entrance hall, kitchen, living/dining room, further ground floor accommodation has been created by converting the garage into a playroom/day room and cloakroom. To the first floor there is a master bedroom, two further bedrooms and the family bathroom. The property occupies a superb plot with driveway parking extending across the frontage with a mature private garden to the rear.





## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Front door leads into the original entrance porch which has been extended to create a more than generous hallway. Having stairs off to the first floor and an under stairs storage cupboard.

**LIVING/DINING ROOM** 22'10" max x 12'10" max (6.97m max x 3.90m max)

A well planned space with wall mounted feature fire, contemporary tall radiator, Tv and telephone point. Opening into the dining room which overlooks the rear garden with door off onto timber decked area.

**KITCHEN** 12'11" x 7'10" (3.93m x 2.39m)

Having a good range of traditional style wall and floor units with a further sliding larder unit and complementary wooden work surfaces. Incorporating a single sink unit, integrated double oven, dish washer, fridge, freezer and four ring electric hob with extractor over. Wooden flooring.

#### INNER LOBBY

With back door off giving access to the play/day room and..

#### CLOAKROOM

White suite comprising of low level Wc and pedestal hand basin. Part tiling to the walls, wooden flooring, extractor fan and recessed spotlights to the ceiling.

**PLAY/DAY ROOM** 16'1" x 7'10" (4.91m x 2.40m)

Accessed from the inner lobby this additional room converted from the original garage has a television point, shelved triple sliding wardrobes housing a wall mounted Combi central heating boiler. Recessed spotlights to the ceiling.

### FIRST FLOOR

#### LANDING

Recessed storage cupboard.

**MASTER BEDROOM** 11'7" x 10'1" (3.52m x 3.08m)

To the rear of the property. Tv and telephone point. Hatch to loft space.

**BEDROOM TWO** 13'1" x 12'8" max (3.99m x 3.86m max)

To the front.

**BEDROOM THREE** 10'1" x 9'8" (3.07m x 2.94m)

To the front.

**FAMILY BATHROOM** 8'2" x 5'5" (2.50m x 1.65m)

Contemporary modern white suite comprising of p shaped bath with waterfall shower, mixer taps and hand held shower attachment. Vanity unit with hand basin with storage under and concealed Wc.

### OUTSIDE



### FRONT AND SIDE DRIVEWAY

The front garden is laid to paving and stone providing ample off street parking with a further side driveway leading to the rear of the property with side access gate into the..

### REAR GARDEN

The superb garden is extremely private and extremely generous in size having a large lawned area, fencing to the boundary line. Wendy house, large shed with a fantastic secluded fruit and vegetable garden. There is a lovely decked area adjacent to the rear of the property.

### ADDITIONAL INFORMATION

#### SERVICES

Mains water, drainage, electricity and gas are connected to the property.

#### APPLIANCES

No appliances have been tested by the agent.

#### LOCAL AUTHORITY

East Riding of Yorkshire Council

### TENURE

Freehold

### VIEWING

By appointment with the agent.

### OPENING HOURS

9 am to 5:30 pm Monday to Friday

9 am to 12 pm Saturday

9 am to 2 pm on Bank Holidays

### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email [mortvals@dial.pipex.com](mailto:mortvals@dial.pipex.com).

### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your

individual requirements with you. Please ring 01482 662211 for further information or to arrange for one of our valuers to call.

### MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

A broker fee of £199 will be charged on application.

**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.



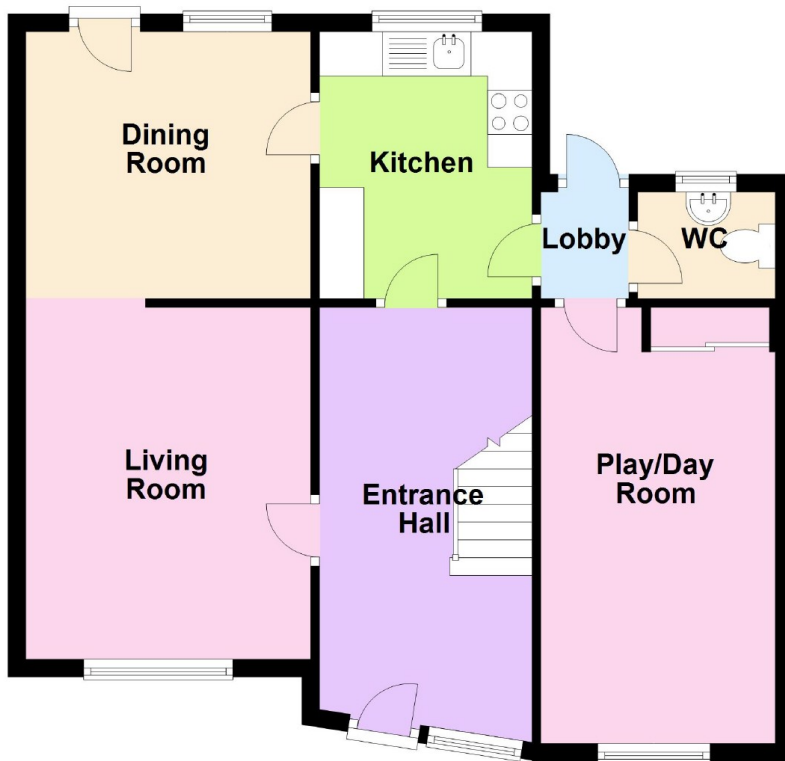




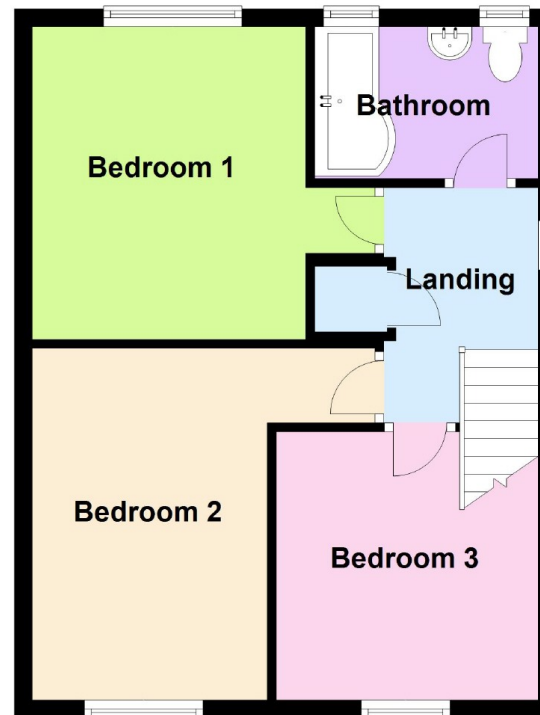
## Floor Plan

This plan is for illustrative purposes only

### Ground Floor



### First Floor



Total area: approx. 102.3 sq. metres (1100.9 sq. feet)

# CLUBLEYS

Chartered Surveyors,  
Estate Agents,  
Letting Agents &  
Auctioneers

1 Toft Court, Skillings Lane, Brough,  
East Yorkshire, HU15 1BA  
01482 662211 01482 669648  
brough@clubleys.com  
www.clubleys.com  
Text: Clubley to 84840 to download  
our mobile app

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential		Current	Potential	
69	81		67	79	
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		