



## 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 beautifully presented, EXTENDED and UPGRADED linked semi detached FOUR bedroom family home with a delightful rear garden which offers a high degree of privacy in this sought after residential location. The accommodation briefly comprises to the ground floor entrance hall, living room, breakfast kitchen which has been extended to create a sunny dining area overlooking the rear garden. There are four bedrooms, master with EN-SUITE and family bathroom to the first floor. A good sized driveway provides off street parking and access to the single integrated garage. BOND REQUIRED £950. NO PETS. AVAILABLE 19TH JULY.





## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Upvc front door with a glazed side panel leads into the hallway with stairs off to the first floor. Having wood effect laminate flooring, coving to the ceiling and recessed spotlights to the ceiling. Door into..

#### LIVING ROOM 17'10" X 10'11" (5.43mX 3.33m)

A bright and airy room with modern feature fireplace with electric pebble effect fire, marble effect inset and hearth with light wood surround. Coving to the ceiling and recessed spotlights to the ceiling. Tv and telephone point. Door into..

#### BREAKFAST KITCHEN 16'3" max x 14'9" max (4.95m max x 4.49m max)

A superb room which has been extended providing superb family dining space with an excellent range of Schreiber white high gloss wall and floor units with sliding pan draws, tall sliding shelf unit and corner carousel units, complimentary contrasting Quartz work surfaces and splash backs give a sleek finish to this upgraded kitchen incorporating a one and a half bowl sink unit, integrated Neff dish washer, Bosch washing machine and space for American style fridge freezer. Large induction hob with feature stainless steel extractor over, two split level Neff ovens one being a double with a slide and hide door. Opening into the dual aspect extension with vaulted ceiling, a deep window and patio doors into the rear garden this excellent space provides spacious family dining. Luxurious Karndean flooring throughout and recessed spotlights to the ceiling.

#### DINING AREA 8'8" x 8'0" (2.63m x 2.44m)

Opening into the dual aspect extension with a deep window and patio doors into the rear garden this excellent space provides fantastic family dining. Luxurious vinyl tile effect flooring throughout and recessed spotlights to the ceiling.

### FIRST FLOOR

#### LANDING

Recessed spotlights to the ceiling and a useful storage cupboard.

#### MASTER BEDROOM 11'4" x 9'1" (3.45m x 2.76m)

To the front of the property with coving to the ceiling. Door into..

#### EN SUITE 9'0" x 4'4" (2.75m x 1.33m)

Modern suite with low level Wc, wall mounted hand basin with mixer tap over and a generous in size curved shower cubicle with chrome mains fed shower. Full feature tiling to the walls and floor. Chrome towel ladder radiator and recessed spotlights to the ceiling.

#### BEDROOM TWO 11'11" x 9'6" (3.62m x 2.89m)

To the front of the property with a recessed double wardrobe with wooden doors.

#### BEDROOM THREE 12'7" x 10'9" (3.84m x 3.28m)

To the rear of the property with a recessed double wardrobe with wooden doors.

#### BEDROOM FOUR 9'1" x 6'8" (2.78m x 2.04m)

To the front of the property with wood effect laminate flooring.

#### FAMILY BATHROOM 8'9" x 5'3" (2.67m x 1.61m)

Upgraded contemporary bathroom suite with concealed Wc, moulded sink unit with mixer tap over and storage under. Larger than average bath with dark wood effect bath panel complimenting the matching vanity units with chrome mains fed shower over. Part feature tiling to the walls, full tiling to the floor, chrome towel ladder radiator and recessed spotlights to the ceiling.

### OUTSIDE

#### FRONT GARDEN

Laid to lawn with a brick wall to the front boundary line.

#### DRIVEWAY AND GARAGE

The side driveway provides off street parking leading to the integrated single garage with electric up and over door with personnel door to the rear giving access to the..

#### REAR GARDEN

A delightful private rear garden with extensive mature planting and timber fencing to the boundary, paved patio area with timber gazebo over for al fresco dining.

### ADDITIONAL INFORMATION

### SERVICES

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

### APPLIANCES

No appliances have been tested by the agent.

### DEPOSIT PROTECTION SCHEME

The deposit for this property will be held by The Deposit Protection Service, who are authorised by the government.

The Deposit Protection Service

The Pavilions

Bridgewater Road

Bristol

BS99 6AA

Tel: 0844 4727000

### HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and tenancy agreements are undertaken. This will be credited to the first months rent .

If at any time you decided not to proceed with the tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the landlords, then the holding deposit will be retained by us or the landlord. If the landlord decides not to proceed, then the holding deposit would be refunded.

### REFERENCES

We use Homelet to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.

### 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





# 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
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A		83	A		79
B			B		
C			C		
D	69		D		64
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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