



## 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

OFFERED TO THE MARKET WITH ON  
ONWARD CHAIN

Don't miss out on this wonderful opportunity to purchase a three bedroom semi-detached family house which offers potential buyers scope for further enhancement. Situated in a quiet cul-de-sac within the popular village of South Cave and close to amenities.

The accommodation which benefits from Upvc double glazing and gas central heating briefly comprises entrance hall, spacious living room, dining room and fitted kitchen to the ground floor. There are three bedrooms and a family bathroom to the first floor. Delightful front and rear gardens and a side driveway offers off street parking and access to the carport. Viewing is strongly recommended to appreciate the possibilities this property has to offer.

East Riding Council Tax Band: C



## COVID-19 VIEWING GUIDANCE

Following the Government latest guidance regarding Coronavirus - new restrictions are in place and must be adhered to should you wish to view this property, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own face coverings and gloves as required. Further guidance will be given by our team.

## THE ACCOMMODATION COMPROMISES:-

### GROUND FLOOR

#### ENTRANCE HALL

Side entrance door gives access into the property. Staircase leading to the first floor accommodation.

#### LIVING ROOM 17'9" x 11'0" (5.42m x 3.35m)

Feature fireplace with marble effect surround, hearth and inset housing gas coal effect fire. Large window to the front elevation, coved ceiling and TV point. Archway provides access to ..

#### DINING ROOM 8'7" x 7'8" (2.61m x 2.33m)

French style patio doors lead out to the rear garden. Coved ceiling.

#### KITCHEN 13'11" max x 8'6" max (4.25m max x 2.60m max)

A spacious kitchen with an excellent range of wall and floor units with complementary work surfaces and decorative tile splashbacks. Integrated electric double oven, four ring gas hob with concealed extractor above, dishwasher, fridge, freezer and washing machine. Space for tumble dryer and concealed wall mounted Combi boiler. Vinyl flooring and back door off.

### FIRST FLOOR

#### LANDING

Hatch to loft space with fitted loft ladder. Majority boarded with loft light.

#### MASTER BEDROOM 12'7" x 10'1" (3.83m x 3.07m)

Excellent range of fitted wardrobes with overhead storage and chest of drawer units.

#### BEDROOM TWO 11'11" x 8'5" (3.63m x 2.57m)

Fitted wardrobes with overbed storage. Further recessed double wardrobe.

#### BEDROOM THREE 9'1" x 6'8" (2.76m x 2.02m)

Projecting stairwell box.

#### SHOWER/WET ROOM 8'10" x 5'4" (2.68m x 1.62m)

The bathroom has been altered to a wet room and comprises low level WC, pedestal hand basin and fitted electric shower. Tiling to walls and vinyl floor.

### EXTERNAL

#### DRIVEWAY AND GARDENS

A long side driveway provides ample off street parking and access to the car port.

#### FRONT AND REAR GARDENS

The front garden is laid to lawn with decorative borders.

A southerly facing rear garden is again mainly laid to lawn with mature shrub planting in raised beds with sleeper edging. Timber fencing to the perimeter and a paved pathway leading to the shed.

### 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 - 3 pm Saturday

## 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 01430 874000 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.**

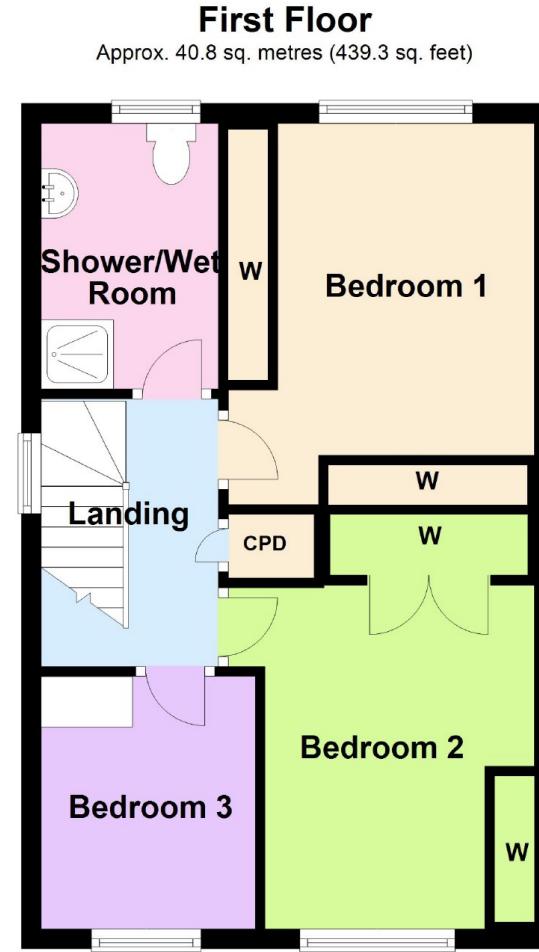
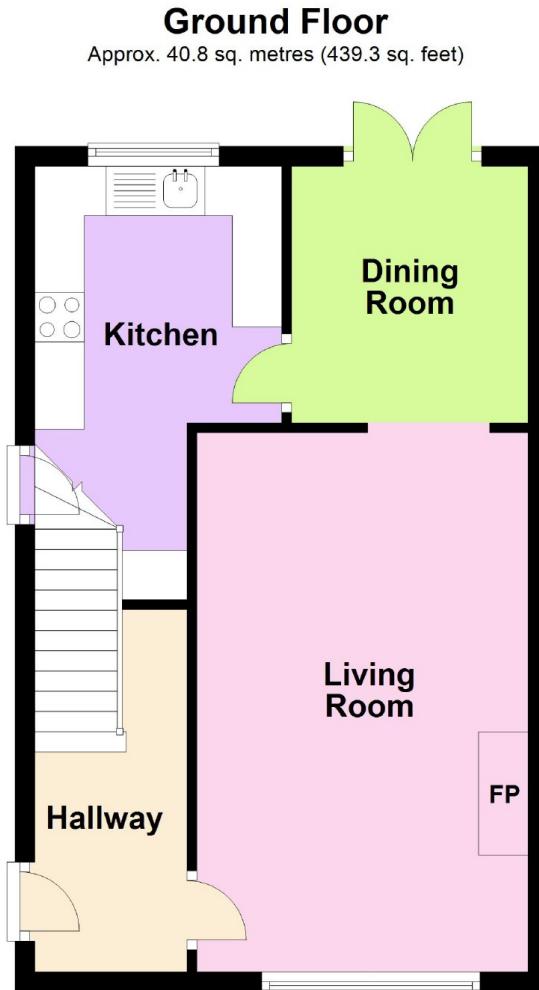
Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.





## Floor Plan

This plan is for illustrative purposes only



Total area: approx. 81.6 sq. metres (878.5 sq. feet)

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