



Located in a popular residential location is this deceptively spacious property.

Briefly comprising of living room, kitchen/dining room, utility and integral garage to the ground floor. With two double bedrooms a modern family bathroom and versatile eaves storage room to first floor. Outside there is a side driveway, private rear garden.

An internal viewing is highly recommend to appreciate what this ready to move property has to offer.



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.

GROUND FLOOR

ENTRANCE

LIVING ROOM

3.99 x 5.40 (13'1" x 17'9")

To the front elevation, gas fire with chrome surround. Wall lights. Television point. Ceiling coving. Staircase leading to first floor with under stairs storage cupboard.

KITCHEN/DINER

3.50 x 3.98 (11'6" x 13'1")

Shaker style cream effect wall and floor units with complementary work surfaces incorporating gas four ring hob and fan oven with extractor fan over, tiled splash backs, 1 ½ stainless steel sink unit with drainer and mixer tap. Plumbing for dishwasher. Space for fridge/freezer. Laminate wood effect flooring. Window and door to rear garden. Access through to utility room.

UTILITY ROOM

2.75 x 1.54 (9'0" x 5'1")

Shaker style cream effect wall and floor units with complementary work surfaces, stainless steel sink unit with drainer. Plumbing for washing machine and space for tumble dryer. Vinyl wood effect flooring.

FIRST FLOOR

LANDING

MASTER BEDROOM

3.59 x 3.39 (11'9" x 11'1")

Situated at the front of the property with built in wardrobes.

BEDROOM TWO

3.17 x 3.17 (10'5" x 10'5")

Additional double bedroom to the front of the property.

BATHROOM

3.97 x 1.78 (13'0" x 5'10")

White modern three piece suite comprising of panelled bath with mixer tap, pedestal hand wash basin and low level WC. Recessed shower cubicle. Extractor fan. Vinyl flooring. Privacy window to side elevation.

WALK IN EAVES SPACE

3.97 x 1.78 (13'0" x 5'10")

Currently being used as home office, the space has the opportunity to have to be used as guest accommodation. With access to a walk-in storage cupboard housing hot water cylinder and electric immersion heater.

INTEGRAL GARAGE

Single garage with up and over door, power and lighting. Personnel door. Central heating boiler. Coved overhead storage to the front of garage.

EXTERNAL

To the front of the property is mainly laid to lawn and a side driveway leading to the integral garage. Path down the side of the property leading to enclosed rear garden with raised lawn and mature borders.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

No appliances has been tested

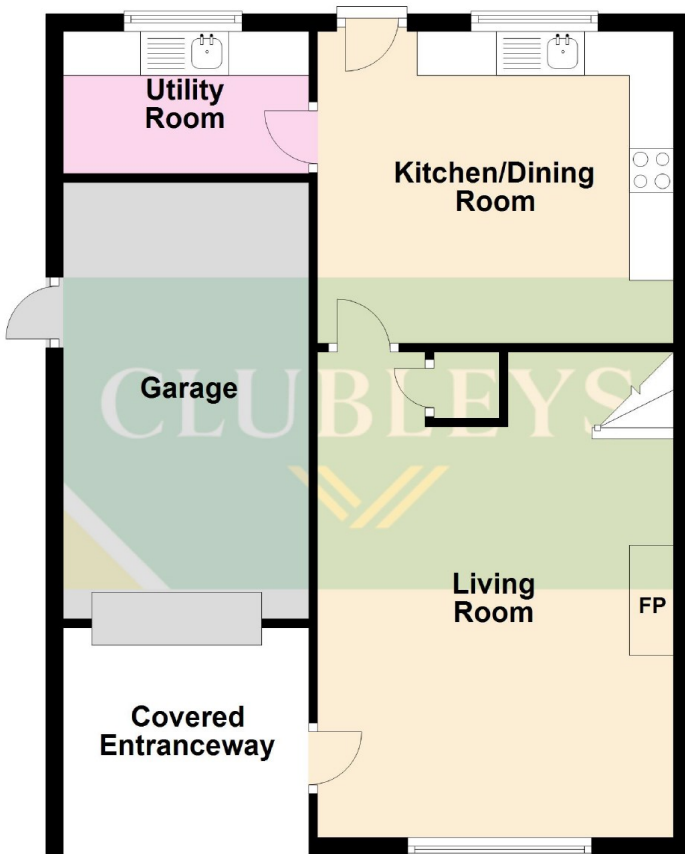
LOCAL AUTHORITY

East Riding of Yorkshire Council - Band C



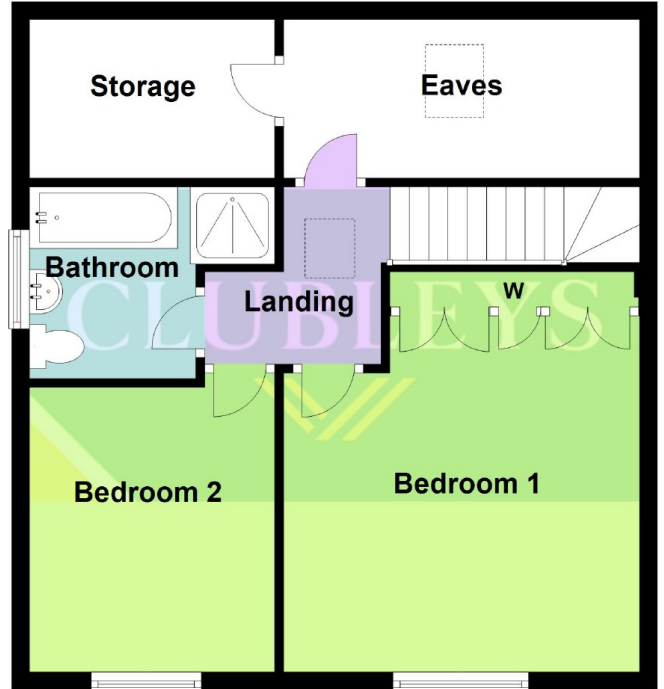
Ground Floor

Approx. 63.3 sq. metres (681.0 sq. feet)



First Floor

Approx. 51.2 sq. metres (551.5 sq. feet)



Total area: approx. 114.5 sq. metres (1232.5 sq. feet)

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. 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, particularly if you contemplate travelling some distance to view the property.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property.

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

FREE VALUATIONS FOR SALE

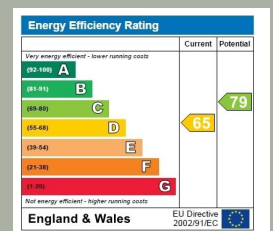
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Adviser, by phoning her on 07540 536892 email Faye@holmefieldsolutions.co.uk 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. Holmefield Financial Solutions is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority



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