



Market Court, South Cave, HU15 2EE

Offers Over £65,000



Platinum Collection

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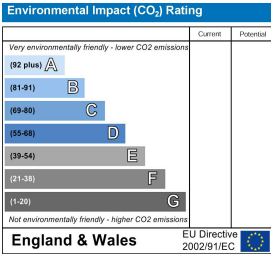
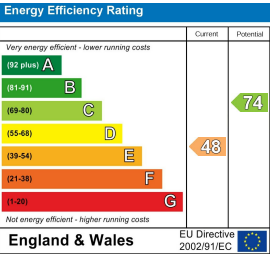
This first floor apartment is located in the centre of the vibrant village of South Cave. Forming part of a small courtyard development off Church Street, the property offers a perfect starter home or a buy to let investment. Accessed via a communal entrance hall with a staircase leading up to the apartment, a private door opens to the hallway with a living kitchen, double bedroom and a modern shower room. The property comes with a designated parking space within the courtyard.



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Key Features

- Central Village Location
- Double Bedroom
- Open Plan Living Kitchen
- Courtyard Parking
- Modern Shower Room
- Ideal First Time Buyer Or Investment
- Must Be Viewed!
- ER-E



INTRODUCTION

This first floor apartment is located in the centre of the vibrant village of South Cave. Forming part of a small courtyard development off Church Street, the property offers a perfect starter home or a buy to let investment. Accessed via a communal entrance hall with a staircase leading up to the apartment, a private door opens to the hallway with a living kitchen, double bedroom and a modern shower room. The property comes with a designated parking space within the courtyard.

LOCATION

The highly popular village of South Cave is ideally located off the A63/M62 motorway link, approximately twelve miles to the West of Hull. The village has an array of local shops, a primary school, leisure facilities and local eateries. A main line train station is located at Brough, approximately two miles from the village centre.

COMMUNAL ENTRANCE

A communal entrance allows access to the building, with the apartment itself situated at first floor level via staircase.

ENTRANCE HALL

Allowing access to the apartment through a residential door, with a laminated wood flooring and a useful storage cupboard.

LIVING KITCHEN

19'5" max x 9'1" max (5.92m max x 2.79m max)
Kitchen: This well fitted kitchen area offers a comprehensive range of wall and base units mounted with a contrasting worksurface and a tiled splashback. Integrated appliances include an electric oven, electric hob unit, an extractor hood and a stainless steel sink unit. There is space for a larder

fridge freezer and a space for a washing machine, complete with required plumbing.

Living Area: Carpeted with TV point, an electric fire and uPVC double glazed window

DOUBLE BEDROOM

11'3" x 9'1" (3.45m x 2.79m)

The room is of double proportions with uPVC double glazed window

SHOWER ROOM

Fitted with a modern three piece white suite comprising enclosed shower cubicle with electric shower unit, vanity wash hand basin and WC, fully tiled walls and floor with an extractor fan and heated towel rail.

PARKING

There is a designated parking space in the courtyard accessed through an archway

GENERAL INFORMATION

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

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band A. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

The tenure is leasehold and held on a 125 year lease which commenced in 1982.

The annual ground rent is £20 per annum.

The service charge can vary but is usually around £300 per annum which includes general maintenance and buildings insurance.

VIEWINGS

Strictly by appointment with the sole agents.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES

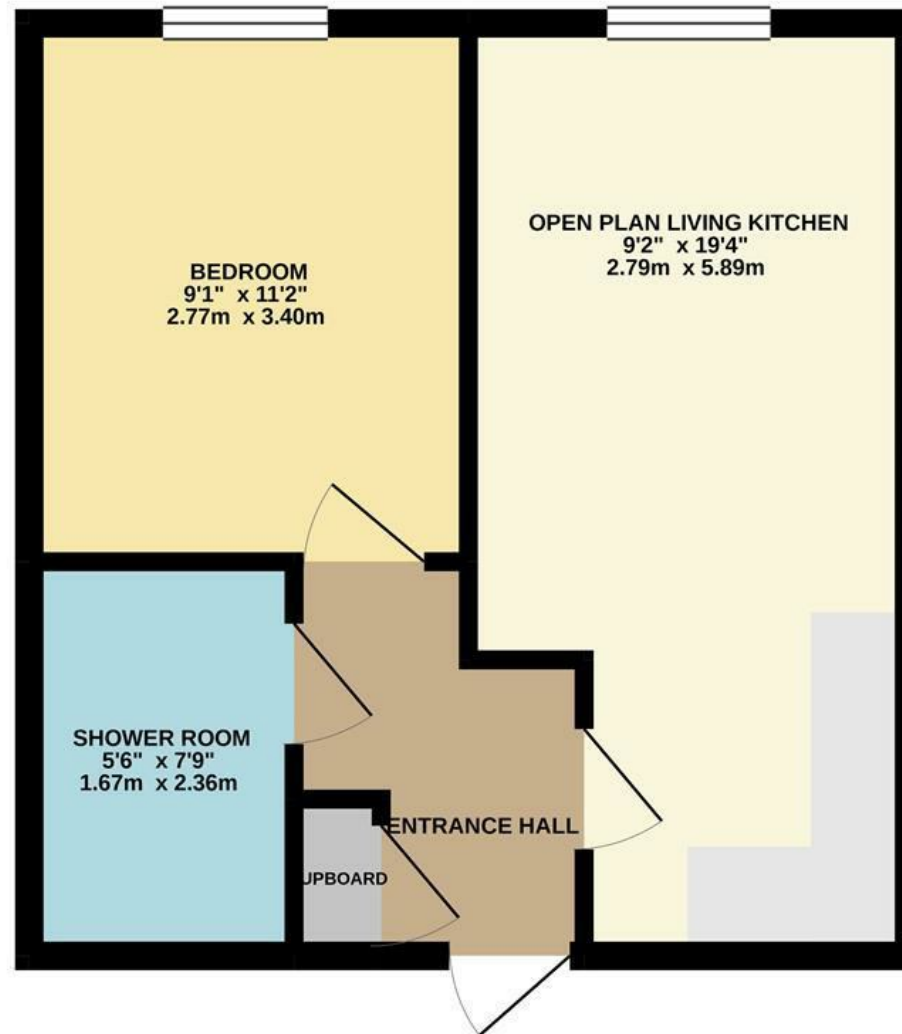
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and

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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys.

Typical Financial Services referral fee I2I Financial Planning Group Ltd £124.42. CTL Three Ltd £142.40 Typical Conveyancing Referral Fee Move With Us Ltd £126.25. Bridge McFarland LLP £100 Quality Solicitors Locking £100

FIRST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 352 sq.ft. (32.7 sq.m.) approx.

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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