



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 WITH NO FORWARD CHAIN, A VIEWING IS HIGHLY RECOMMEND TO AVOID ANY DISSAPOINTMENT.

A BEAUTIFULLY PRESENTED two bedroom semi detached bungalow, situated on a GENEROUS AND ELEVATED PLOT. Internally, the accommodation is VERSATILE, SPACIOUS AND WELL APPOINTED which briefly comprises entrance hall, living room, kitchen with dining area, two double bedrooms and bathroom. A side driveway allowing AMPLE off street parking and access to the garage.



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 COMPRISES

ENTRANCE HALL

Entered from the side of the property and giving access to all rooms.

LIVING ROOM 16'11" x 12'5" (5.16m x 3.78m)

A generous room with windows to two elevations allowing for light. Feature fireplace with modern surround, marble effect inset and hearth housing an electric fire. Spot lights to ceiling.

KITCHEN WITH DINING AREA 17'2" max x 8'4" max (5.24m max x 2.53m max)

Having an excellent range of shaker style wall and floor units with complementary work surfaces, LED lighting to the fascia boards and stainless steel sink. Integrated appliances which include electric oven, 4 ring hob with stainless steel extractor, dishwasher, washing machine and fridge/freezer. Recessed spots to the ceiling and wood effect flooring. Wall mounted gas boiler and back door off.

BEDROOM ONE 12'11" max x 11'10" max (3.93m max x 3.61m max)

Fitted wardrobes with sliding doors.

BEDROOM TWO 10'10" x 9'11" (3.31m x 3.01m)

Patio doors to the rear garden.

SHOWER 7'7" x 5'6" (2.32m x 1.68m)

Modern suite comprising low level WC, wash hand basin and walk-in shower. Partially tiled walls and heated towel rail.

OUTSIDE

FRONT AND REAR GARDENS

The front garden has been gravelled for easy maintenance with attractive established planting.

Accessed via a garden gate from the driveway is an attractively designed garden featuring a decked patio area with lawn and gravelled beyond. A paved pathway separates and leads down to a further circular stone patio. Raised sleeper flower beds.

SIDE DRIVEWAY AND GARAGE

A side driveway offers parking for numerous cars and access to the single garage.

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 - Band C



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.

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





Floor Plan

This plan is for illustrative purposes only



Total area: approx. 70.8 sq. metres (762.2 sq. feet)

CLUBLEYS

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	