



The Meadows, South Cave, HU15 2HR
£299,950

Philip
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Estate & Letting Agents

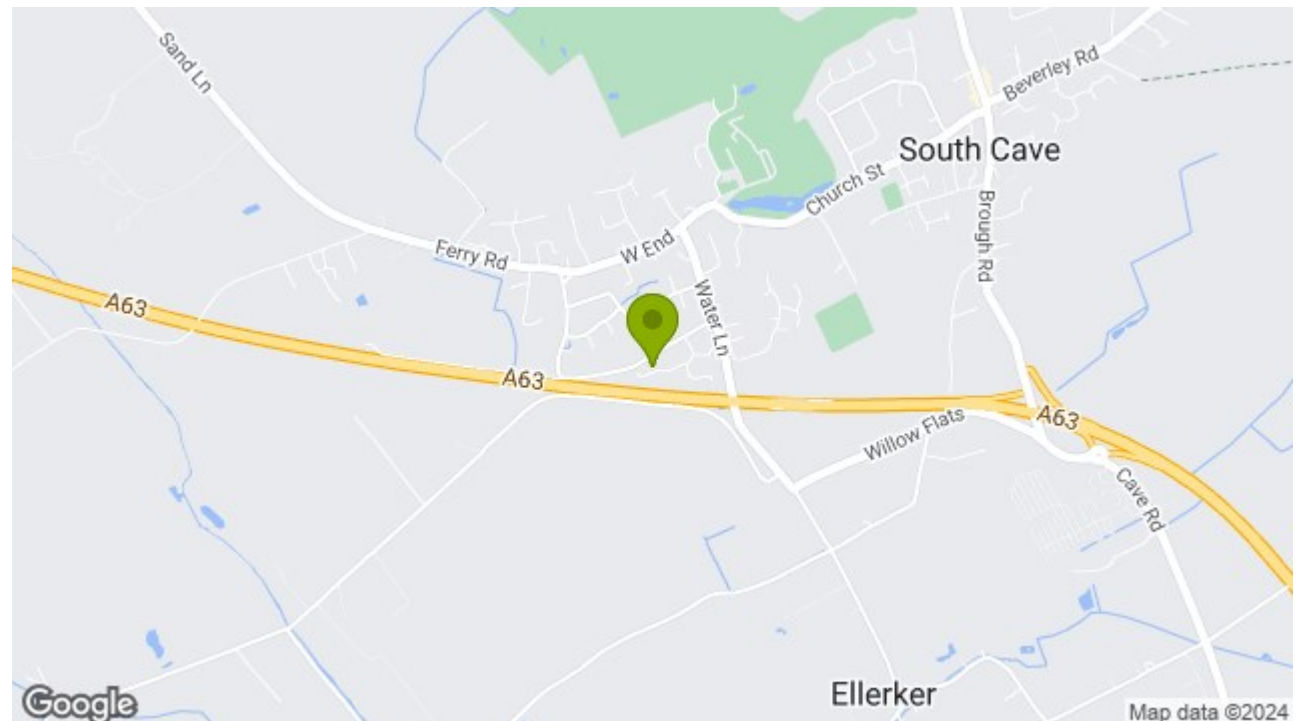
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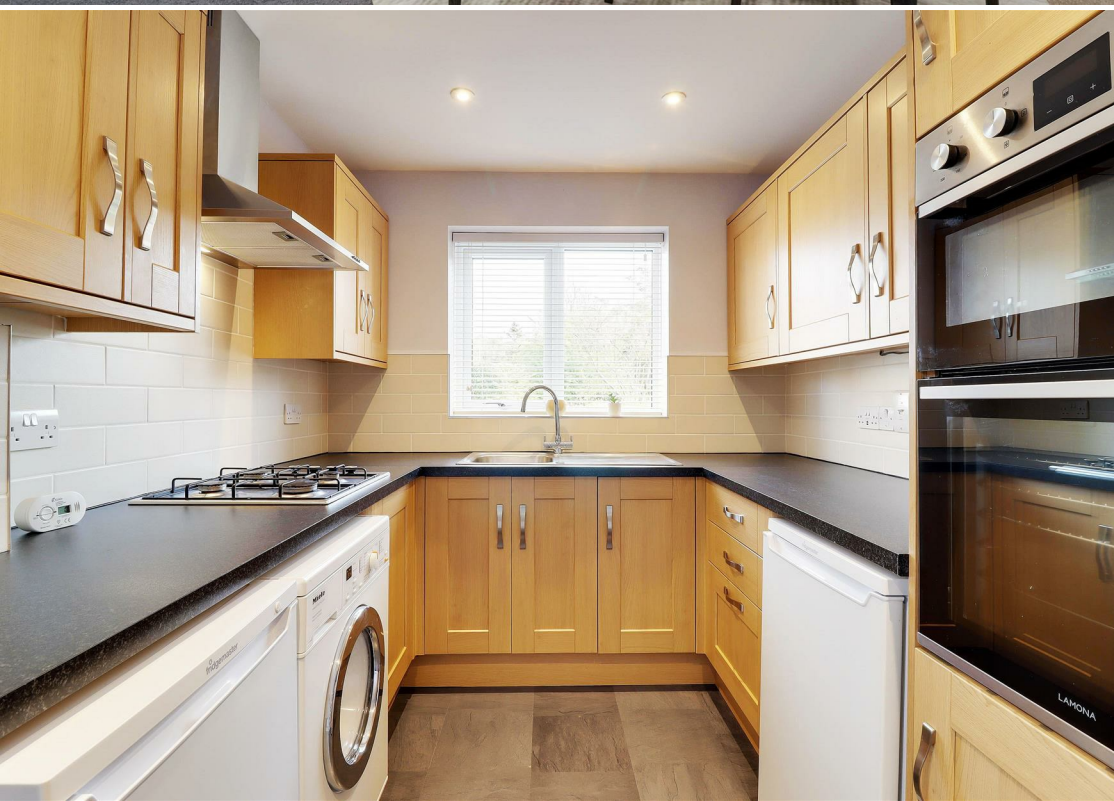
NO ONWARD CHAIN - A recently renovated 3-bedroom detached bungalow, where versatile accommodation meets modern living. A welcoming entrance hall leads to a spacious living room/diner, a sleek kitchen, and three bedrooms. The third bedroom offers flexibility as a formal dining room or study, catering to your lifestyle. The master bedroom features contemporary en-suite facilities, while a stunning shower room serves the remaining bedrooms. Outside, beautifully maintained gardens grace the front, side, and rear of the property, complemented by a side driveway leading to a detached garage.

Key Features

- NO CHAIN
- Detached Bungalow
- Recently Renovated Throughout
- 3 Bedrooms
- Generous Living Room With Dimplex Fire
- Modern Fitted Kitchen
- Contemporary Shower Room
- En-Suite To Master
- Gardens, Driveway & Garage
- ER - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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.

ACCOMMODATION

Arranged over the ground floor, comprising:

ENTRANCE HALL

Allowing access to the property through a residential entrance door, the hallway features a built-in cupboard and access to:

LIVING ROOM

17'5" + bay x 11'4" (5.31 + bay x 3.45)

This spacious bay fronted reception room offers ample living and dining space. An attractive fireplace is a focal point of the room and features a Dimplex remote operated fire.

KITCHEN

11'3" x 7'9" (3.43 x 2.36)

A modern beech fronted shaker style kitchen with a range of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. A stainless steel sink unit sits beneath a window to the front elevation, integrated appliances include a mid-height double oven/grill, gas hob and extractor hood. There is space for under counter fridge and freezer, space and plumbing for an automatic washing machine and a door to the side of the property.

BEDROOM 3/DINING ROOM

7'1" x 8'0" (2.16 x 2.44)

The third bedroom offers a degree of flexibility as it could be utilised as a bedroom, dining room or study. With a window to the side elevation.

BEDROOM 2

10'5" x 7'11" (3.18 x 2.41)

With a window to the rear elevation

BEDROOM 1

11'0" x 9'10" (3.35 x 3.00)

A spacious master bedroom with a window to the rear and en-suite facilities.

EN-SUITE

4'4" x 8'10" (1.32 x 2.69)

The modern half tiled en-suite is fitted with a vanity wash basin and WC within a fixed unit, tiled shower enclosure with a remote operated thermostatic shower, a chrome heated towel rail and a window to the side elevation.

SHOWER ROOM

7'5" x 5'9" (2.26 x 1.75)

A stunning contemporary shower room which is fitted with a three piece suite comprising WC and vanity wash basin within a fixed unit, a large walk-in shower enclosure with remote operated thermostatic shower. There are beautifully tiled walls, a chrome heated towel rail and a window to the rear.

OUTSIDE

To the front of the property there is a mid-height privacy hedge and a footpath which sweeps from the side of the property where there is a driveway and additional lawn. At the rear of the property there is a well tended garden laid mainly to lawn with planting beds, gravelled borders and a patio area immediately to the rear.

DETACHED GARAGE

A side driveway allows for off street parking and access to a detached garage. The brick built detached garage features an electric roller shutter door, light and power supply.

GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (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

We understand that the property is Freehold

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 in-house 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 necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken

any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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 KC Mortgages £200, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



GROUND FLOOR
724 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.2 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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