



Highfields, South Cave, HU15 2AJ  
£285,000

Philip  
**Bannister**  
Estate & Letting Agents



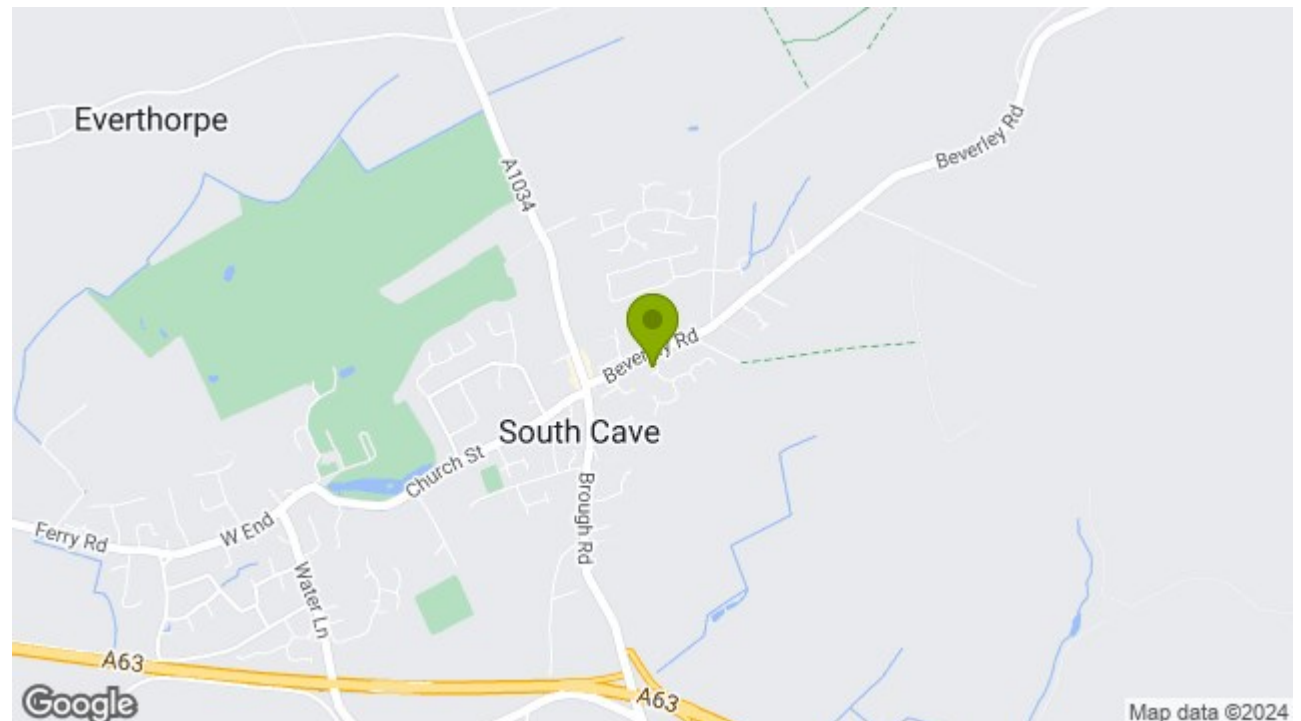
# Highfields, South Cave, HU15 2AJ

## Key Features

- No Chain
- Detached Bungalow
- 2 Double Bedrooms
- Open Plan Lounge/Dining Room
- Fitted Kitchen
- Westerly Facing Garden
- Conservatory
- Parking & Garage
- Close To The Centre Of The Village
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

NO CHAIN - This detached bungalow is offered to the market with no onward chain and is ideally situated just a short distance from Market Place in the highly sought-after village of South Cave. This inviting property features a well-designed layout with an entrance hall, a spacious bay fronted lounge that seamlessly flows into a dining room with French doors leading to a delightful conservatory. The accommodation also includes a fitted kitchen, two double bedrooms, and a bathroom. Outside, the property boasts a pleasant rear garden with a westerly aspect, providing a perfect setting for outdoor enjoyment. Additionally, the convenience of off-street parking is offered at the rear of the property, accompanied by a garage and a sizable shed, enhancing the overall appeal of this attractive bungalow.







## ACCOMMODATION

The property is arranged over a single storey and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door. An inner door leads to:

#### LOUNGE

10'2 x 21' (3.10m x 6.40m)

A bay fronted reception room with a feature fireplace housing an electric fire. The lounge is open plan to:

#### DINING AREA

9'3 x 12'1 (2.82m x 3.68m)

With ample space for a dining room suite. French doors open to:

#### CONSERVATORY

11'1 x 8'9 (3.38m x 2.67m)

A brick and uPVC conservatory with a door opening to the rear garden and a tiled floor throughout.

#### KITCHEN

16' x 8'4 (4.88m x 2.54m)

The kitchen is fitted with a range of wall and base units mounted with contrasting worksurfaces beneath a tiled splashback. There is a window to the rear elevation with a sink unit beneath, integrated oven, hob beneath a canopy extractor hood and a dishwasher. There is space for a larder fridge freezer and washing machine, windows to both the front and side elevations and uPVC glass panelled door leading out into the garden.

#### INNER HALL

With cupboard housing hot water tank.

#### BEDROOM 1

10'2 x 14'10 (3.10m x 4.52m)

A spacious master bedroom with a window to the front elevation.

#### BEDROOM 2

9'6 x 9'4 (2.90m x 2.84m)

A second good sized bedroom with a window to the rear elevation and fitted wardrobes.

#### BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash basin, panelled bath with thermostatic shower over, tiling to the walls and floor. There is a window to the rear.

#### OUTSIDE

The property has an attractive wide frontage with a number of mature shrubs and trees, flower beds and lawn. The rear garden has a largely westerly aspect with a small area of southerly facing garden adjacent to the kitchen where there is a small patio area. The rear garden aspect has an attractive decked terrace, an area of lawn and a further flagstone patio area. A concrete sectional shed/store is to one corner of the garden.

#### GARAGE

The detached single garage has an up and over door and is supplied with light and power. A timber gate provides access from the garden to a small cul-de-sac adjacent of the property where the garage is situated.

#### 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.

SECURITY - The property has the benefit of an installed burglar alarm system.

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

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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: Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100







GROUND FLOOR  
851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA - 851 sq.ft. (79.1 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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