



Kiln Grove, North Cave, HU15 2NX
£300,000


Philip
Bannister
Estate & Letting Agents

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Situated at the head of a small cul-de-sac, this versatile detached 3/4 bedroom enjoys an enviable position bordering expansive fields. The property opens with a welcoming entrance hall, leading to a spacious lounge, integral breakfast kitchen, conservatory, a ground floor bedroom, a bathroom, and an additional adaptable second reception/bedroom. On the first floor, two generously sized bedrooms await, complemented by a convenient shower room. Outside, the landscaped gardens provide ample space while a driveway leads to the double garage, offering both convenience and storage.

Key Features

- Spacious Detached Home
- Versatile 3 / 4 Bedroom Accommodation
- Ground Floor Bathroom + 1st Floor Shower Room
- Large Lounge
- Breakfast Kitchen Opening To Conservatory
- Attractive Landscaped Gardens
- Adjoining Fields
- Double Garage & Driveway
- Council Tax = E
- EPC = TBC

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 |  |





ACCOMMODATION

The property is arranged over two floors:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property is this generous entrance hall with stairs to first floor off, understair storage cupboard and access to the ground floor accommodation.

LOUNGE

20'8 x 11'11 (6.30m x 3.63m)

A spacious reception room with a feature fireplace housing an electric fire. There is a window to the side elevation and French doors opening to the garden.

SITTING/DINING ROOM

11'7 x 11'7 (3.53m x 3.53m)

A versatile second reception room with a bow window.

BREAKFAST KITCHEN

9'5 x 17'5 (2.87m x 5.31m)

Fitted with a range of wall and base units which are mounted with complementary worksurfaces beneath tiled splashbacks. A sink unit sits beneath a window and there are integral appliances which include a mid-height double oven, gas hob and an extractor hood, dishwasher, fridge freezer and a washing machine. There is space for a breakfast table and doors leading to the conservatory.

CONSERVATORY

9'7 x 10'7 (2.92m x 3.23m)

With views of the garden, constructed of brick and uPVC. There are French doors leading to the garden.

BEDROOM 3

10' x 11'4 (3.05m x 3.45m)

A good sized ground floor bedroom with fitted furniture and a window.

BATHROOM

5'6 x 6'6 (1.68m x 1.98m)

Fitted with a three piece suite comprising WC, wash basin and a bath with folding screen and shower. There is tiling to the walls and a window.

FIRST FLOOR

LANDING

A spacious landing with a Velux window and a storage cupboard.

SHOWER ROOM

5'7 x 6'8 (1.70m x 2.03m)

Fitted with a three piece suite comprising WC, wash basin and a shower cubicle. There is tiling to the walls and a Velux window.

BEDROOM 2

13' x 11'9 (3.96m x 3.58m)

A spacious double bedroom with fitted furniture and two Velux windows.

BEDROOM 1

12'11 x 17'11 (3.94m x 5.46m)

A large primary bedroom with a host of fitted furniture and a window.

OUTSIDE

To the front of the property there is ample off street parking with a block paved driveway. The landscaped gardens are a real feature, they are an excellent size with decorative mature borders, lawn and gravelled patio.

DOUBLE GARAGE

With an up and over door, light and power. There is a personnel door to rear garden.

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

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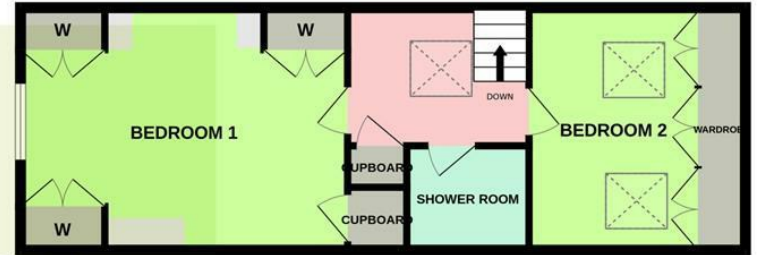
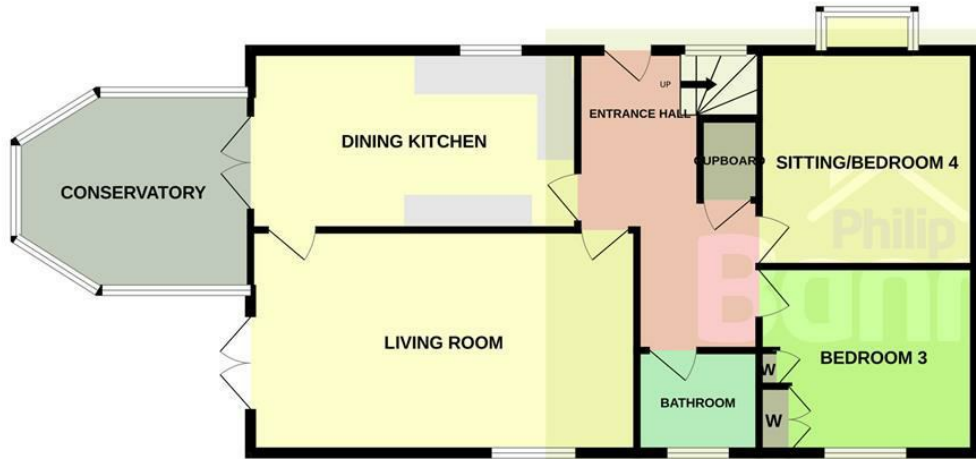
that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will 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.

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GROUND FLOOR
966 sq.ft. (89.7 sq.m.) approx.

1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1470 sq.ft. (136.6 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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