




Geldart Avenue, South Cave, HU15 2YL  
Price Guide £250,000

Philip  
**Bannister**  
Estate & Letting Agents

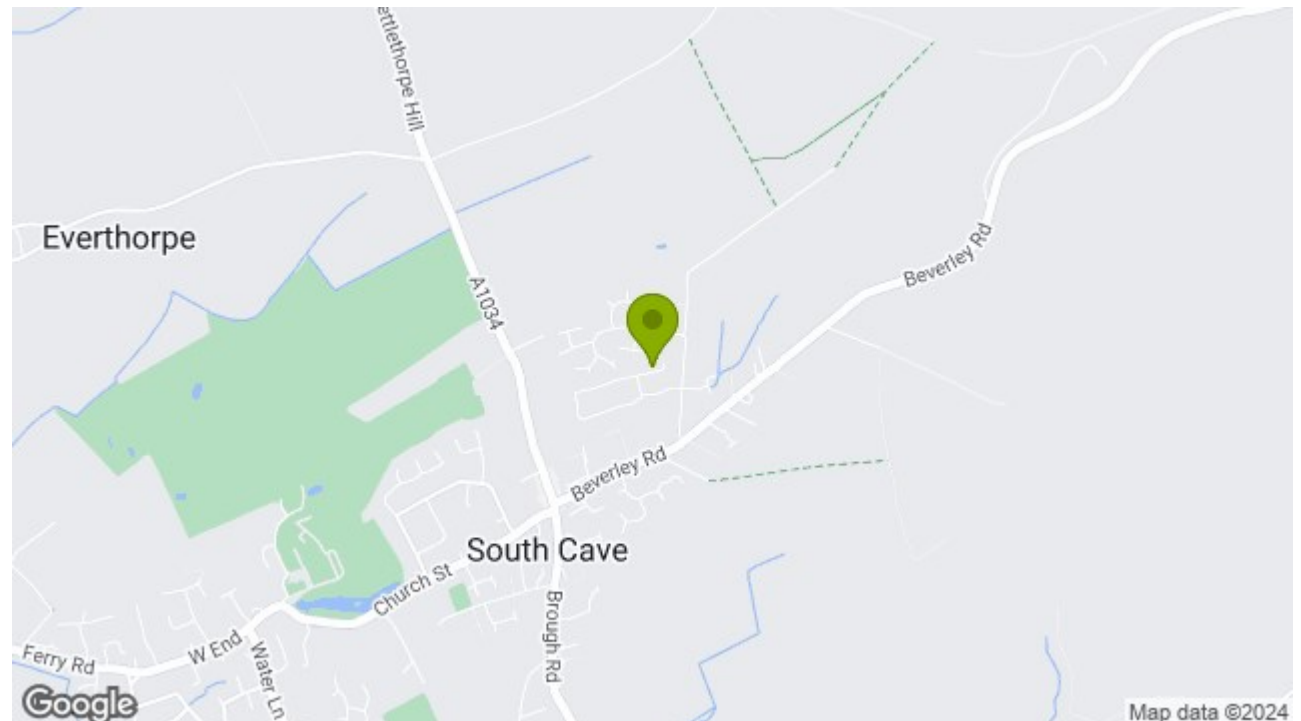
# Geldart Avenue, South Cave, HU15 2YL

## Key Features

- Modern Semi-Detached Home
- Beautifully Presented Throughout
- 3 Good Sized Bedrooms
- Contemporary En-Suite
- Integrated Kitchen
- Spacious Lounge Diner
- Modern Bathroom
- Excellent Sized Garden
- Driveway Parking
- ER - B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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	

INVITING OFFERS BETWEEN £250,000 - £255,000 - Nestled within the coveted development at the foot of The Yorkshire Wolds Way, this modern 3-bedroom semi-detached home epitomises contemporary living. Boasting an inviting entrance hall complemented by a convenient cloakroom/wc, the home seamlessly transitions into a stylishly designed kitchen and a generously proportioned lounge diner adorned with a bay window, offering access to the garden through French doors. Upstairs, three well-appointed bedrooms await, with the master bedroom enjoying the luxury of an en-suite. The versatility of the third bedroom is showcased by its current configuration as a home office, while an attractive family bathroom completes the upper level. Outside, the property is embraced by a generous rear garden and a side driveway ensuring ample off-street parking.





## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Entering the property through a composite door, leading to the entrance hall with a tiled floor and a staircase to the first floor.

#### CLOAKROOM/WC

Fitted with a two piece suite featuring a WC and wash basin. There is tiling to the floor and partially tiled walls.

#### KITCHEN

10'5 x 8'2 (3.18m x 2.49m)

The contemporary fitted kitchen comprises a range of wall and base units which are mounted with complementary work surfaces, matching upstands and a tiled splashback. A stainless steel sink unit sits beneath a window to the front, integral appliances include an oven, gas hob beneath an extractor hood and a dishwasher. There is space for a larder fridge freezer and a continuation of the tiled flooring.

#### LOUNGE DINER

17'11 x 15'4 (5.46m x 4.67m)

A spacious lounge diner with a rectangular bay to the rear with French doors opening to the garden. There is ample space for both lounge and dining suites, a large built-in storage cupboard and LVT flooring.

### FIRST FLOOR

#### LANDING

With access to the first floor accommodation.

### BEDROOM 1

14'1 x 8'2 (4.29m x 2.49m)

A good sized master bedroom with built-in storage cupboard, a window to the front and en-suite facilities.

#### EN-SUITE

The contemporary en-suite is fitted with a three piece suite comprising WC, wash basin and a shower enclosure. There are half tiled walls, a tiled floor and a window to the front elevation.

### BEDROOM 2

7'11" x 11'4" (2.42m x 3.47m)

A second double bedroom to the rear of the property with a window overlooking the garden.

### BEDROOM 3

6'11" x 11'4" (2.13m x 3.47m)

A good sized third bedroom which is currently utilised as an office, with a range of fitted furniture.

### BATHROOM

The well appointed bathroom which is fitted with a three piece suite comprising WC, wash basin and a bath with a glazed screen and thermostatic shower over. There are half tiled walls and a tiled floor.

### OUTSIDE

To the front of the property there is a lawned garden and a block paved footpath leading to the entrance door. The rear garden is a great size with a patio immediately to the rear with a lawn beyond. A gravelled footpath leads to a further patio to one corner and a timber shed. There are planting beds with raised sleeper beds to the perimeter.

### DRIVEWAY

To the side of the property there is a block paved

driveway providing off street parking for two vehicles.

### 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 C. (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. It is however subject to an Estate Charge which we have been advised by the seller that this equated to £66 for the 2022/23 period.. There may also be associated costs which should be checked with your legal representatives.

### 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.**

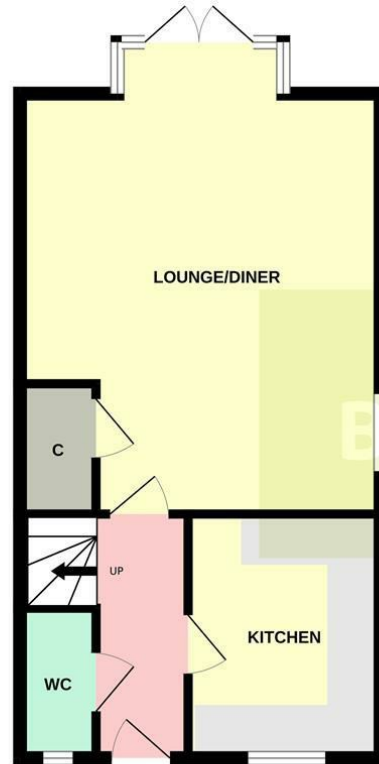
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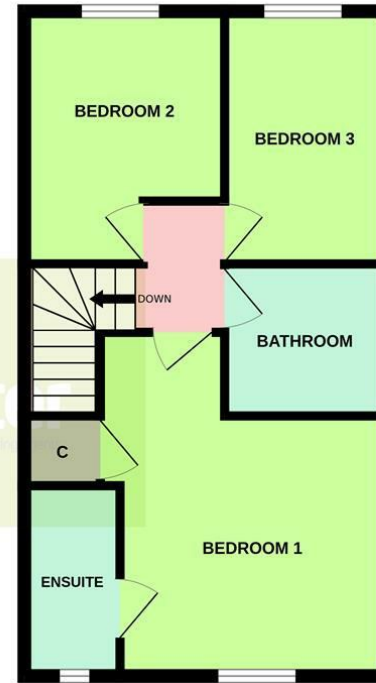
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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  
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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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