



Bull Pasture, South Cave, HU15 2HT  
£515,000

Philip  
**Bannister**  
Estate & Letting Agents

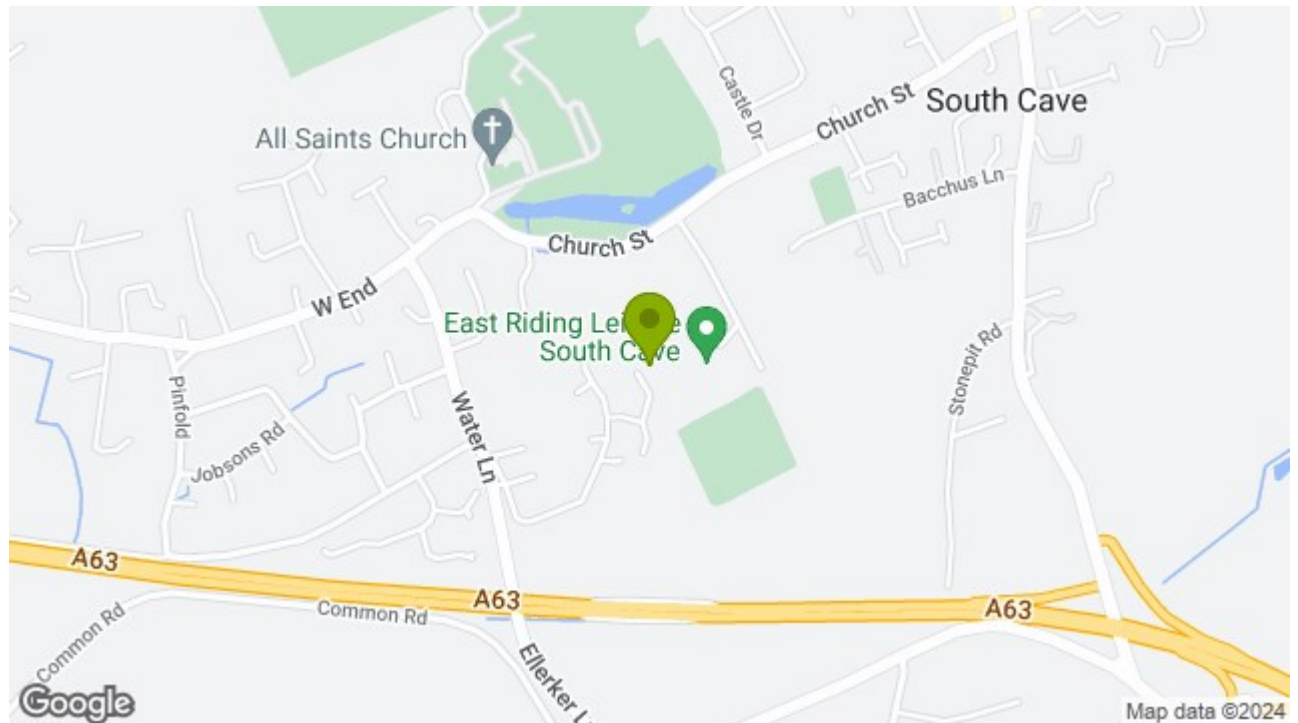
# Bull Pasture, South Cave, HU15 2HT

Set within a sought-after cul-de-sac, this detached 3-bedroom bungalow exudes spaciousness and sophistication, occupying manicured grounds approaching 1/3 acre. Positioned on a corner lot, with a small woodland bordering one side, the property presents a welcoming vestibule leading to a hallway, a generously sized bay-fronted lounge, a second reception room opening to a stunning garden room, a well-appointed kitchen with rear porch, 3 bedrooms including an en-suite to the master, and a convenient shower room. Outside, the fabulous gardens envelop the property, extensive driveway parking, and a double garage complete with an EV charger.

## Key Features

- Spacious Detached Bungalow
- Approaching 1/3 Acre Grounds
- 3 Double Bedrooms
- 2 Reception Rooms
- En-Suite & Shower Room
- Stunning Garden Room
- Double Garage
- Private Manicured Gardens
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	83
(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	





## ACCOMMODATION

The property is arranged over a single storey and comprises:

### GROUND FLOOR

#### VESTIBULE

Allowing access to the property through a residential entrance door, a spacious vestibule has part-glazed double doors leading to:

#### ENTRANCE HALL

The welcoming entrance hall allows access to the internal accommodation. Part-glazed double doors lead to:

#### LOUNGE

18'10 + bay x 17'5 (5.74m + bay x 5.31m)

A spacious bay fronted lounge with ample room for a living room suite.

#### BREAKFAST KITCHEN

10' x 16'8 (3.05m x 5.08m)

The breakfast kitchen is fitted with a range of wall and base units which are mounted with complementary worksurfaces beneath a tiled splashback. A sink unit with mixer tap sits beneath a window to the rear elevation and integral appliances include a double oven/grill, hob and concealed extractor hood. There is space and plumbing for an automatic washing machine, space for a dishwasher. There is ample space for a breakfast table and a door leading to a rear porch.

#### REAR PORCH

A uPVC porch with access from the rear garden.

#### DINING/SITTING ROOM

9'7 x 9'11 (2.92m x 3.02m)

Accessed via part-glazed double doors from the

entrance hall. A versatile reception room with sliding doors to:

#### GARDEN ROOM

11'4 x 21'2 (3.45m x 6.45m)

A superb garden room with panoramic views to the rear of the property. There are bi-folding doors opening to the garden and a tiled floor throughout.

#### BEDROOM 1

12'9 + bay x 11'10 (3.89m + bay x 3.61m)

A double bedroom with a comprehensive range of fitted furniture which includes wardrobes, overhead storage, bedside cabinets and a dressing table.

There is a bay window to the front and en-suite facilities off.

#### EN-SUITE

Fitted with a three piece suite comprising WC and vanity wash basin within a fixed unit, a corner shower enclosure with an electric shower. There are tiled splashbacks, wet boards, tiled flooring and a window to the side elevation.

#### BEDROOM 2

9'10 x 9'8 (3.00m x 2.95m)

A second double bedroom with a window to the rear.

#### BEDROOM 3

9'7 x 9'8 (2.92m x 2.95m)

A third good sized double bedroom with a window to the rear.

#### SHOWER ROOM

A modern shower room which is fitted with a three piece suite comprising WC, recessed washbasin within a fixed cabinet and a large walk-in shower. There is tiling to the walls and floor and a window to the rear.

## FRONT

To the front of the property there is a lawned garden and an attractive sandstone patio with a raised planting bed.

## REAR

The delightful landscaped rear garden is immaculately kept and offers excellent privacy. A large sandstone patio adjoins the property with a well tended lawn beyond and a footpath leading to various areas of the garden including further patios. There is timber fencing to the perimeter, a large gravelled area, summerhouse and garden shed.

## DOUBLE GARAGE

A block paved driveway provides extensive off street parking and leads to a double garage. The double garage is fitted with an automated door, light and power. There is also an EV charging point within.

## 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 F. (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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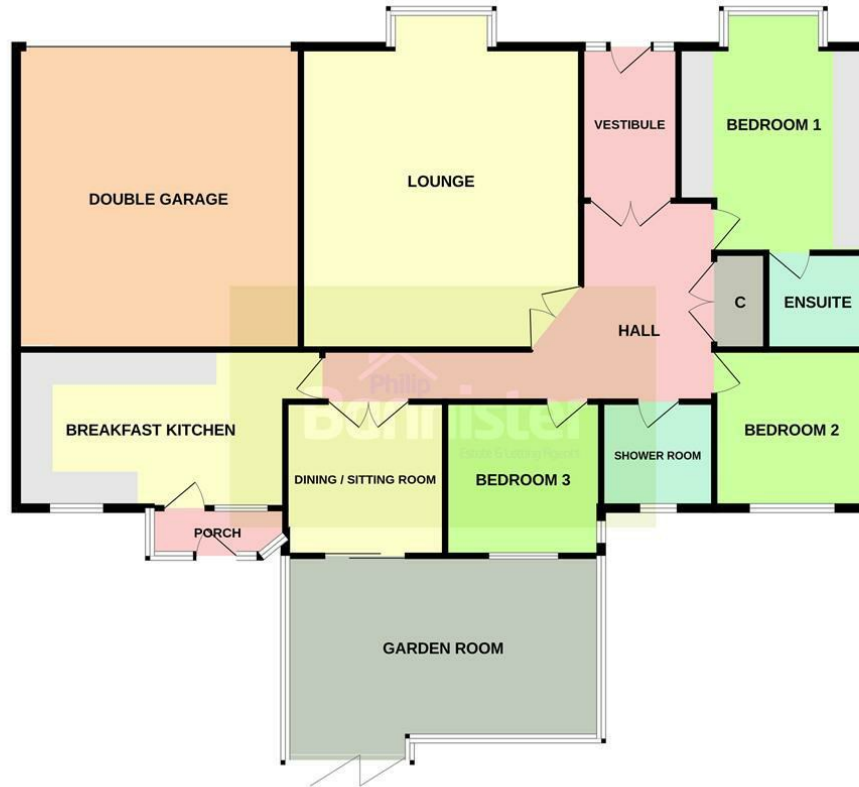
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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  
1856 sq.ft. (172.5 sq.m.) approx.



TOTAL FLOOR AREA : 1856 sq.ft. (172.5 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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