




Castle Rise, South Cave, HU15 2ET
Offers Over £350,000

Philip
Bannister
Estate & Letting Agents

Castle Rise, South Cave, HU15 2ET

Key Features

- INFORMAL TENDER SALE
- Part Renovated Property
- Areas Of Completion Required
- Stunning Grounds Of Approx. 0.35 acres
- Formal Gardens & Small Woodland
- Versatile Accommodation
- Up to 5 Bedrooms If Required
- Spacious Reception Hall
- Huge Potential
- EPC =E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This part renovated property offers great potential and one of the most attractive gardens that you will find on a property in the area.

Having recently undergone a part renovation which includes the remodelling of the internal accommodation, installation of an underfloor heating system and a new shower room; the property would benefit from completion of further ongoing works. The property sits within fabulous grounds of approximately 0.35 acres of formal gardens stretching into a small woodland.

The internal accommodation offers excellent versatility and includes a reception hall, bedroom/reception room, further ground floor bedroom, shower room, lounge and a kitchen. To the first floor there are 3 bedrooms and a potential bathroom.

A front garden is accompanied by a side driveway and garage.





GROUND FLOOR

RECEPTION HALL

12'11 x 11'8 (3.94m x 3.56m)

A spacious reception hall with a tiled floor having underfloor heating. A staircase leads to the first floor.

BEDROOM/RECEPTION ROOM

13'11 x 12'2 (4.24m x 3.71m)

A versatile front facing room with the option to be utilised as a bedroom or reception room.

BEDROOM

10'8 x 12'11 (3.25m x 3.94m)

A second ground floor bedroom, positioned to the rear of the property. Having a range of fitted units.

SHOWER ROOM

A recently installed shower room, fitted with a three piece suite incorporating a WC, counter top wash basin and a hydro spa shower cabin. There is tiling to the floor with underfloor heating. A storage cupboard houses the heating manifold.

LOUNGE

15'10 x 10'11 (4.83m x 3.33m)

A well appointed reception room, with underfloor heating to laminate flooring

KITCHEN

14'6 x 14'5 (4.42m x 4.39m)

Having an extensive range of fitted base and wall mounted units with work surfaces, ceramic sink and double drainer, integrated oven and grill, hob and hood above, dishwasher, plumbing for an automatic washing machine. Windows overlooking the rear garden, external access doors out to the garden and also the side drive.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM

11'2 x 11' (3.40m x 3.35m)

Positioned to the rear of the property with views of the garden.

BEDROOM

8'10 x 11'1 (2.69m x 3.38m)

Positioned to the front of the property with pitched roof and exposed timber beams.

BEDROOM

6' x 14'3 (1.83m x 4.34m)

With a window to the side elevation.

POTENTIAL BATHROOM

Currently fitted with a WC and wash basin whilst having the plumbing available for a bath/shower allowing the purchaser to spec the room to their own requirements.

OUTSIDE

FRONT

A lawned garden extends to the front and a gravelled driveway provides good parking and leads onwards to the single garage.

REAR

The rear garden is a gardeners delight, with a patio area and formal lawn stretching into a woodland area and wild garden with an array of plants, bushes and trees. This unique outdoor space is a true retreat and a real feature of the property.

METHOD OF SALE

INFORMAL TENDER - Sealed bids must be received at our Elloughton Office - 1A Stockbridge Road,

Elloughton HU15 1HW or by email to matthewh@philipbannister.co.uk - BY 12 NOON ON MONDAY 7TH JUNE - please ensure your bid includes full details of your ability to proceed including appropriate formal proof of funds. All interested parties will be informed of the decision after we have consultations with our clients. Please feel free to contact our office to discuss the bid process or to receive a Tender Form

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 and underfloor heating.

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.

TPO - We understand there to be a number of TPO's within the boundary of the property.

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.

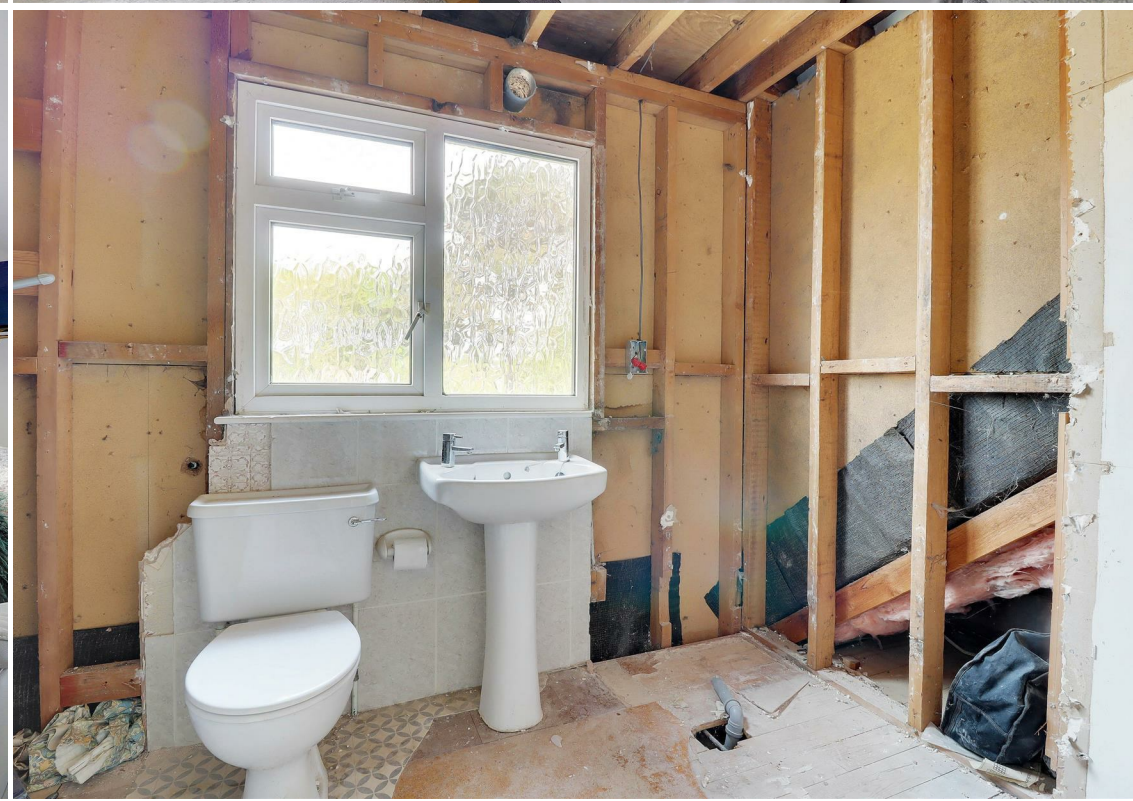
VIEWINGS

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?

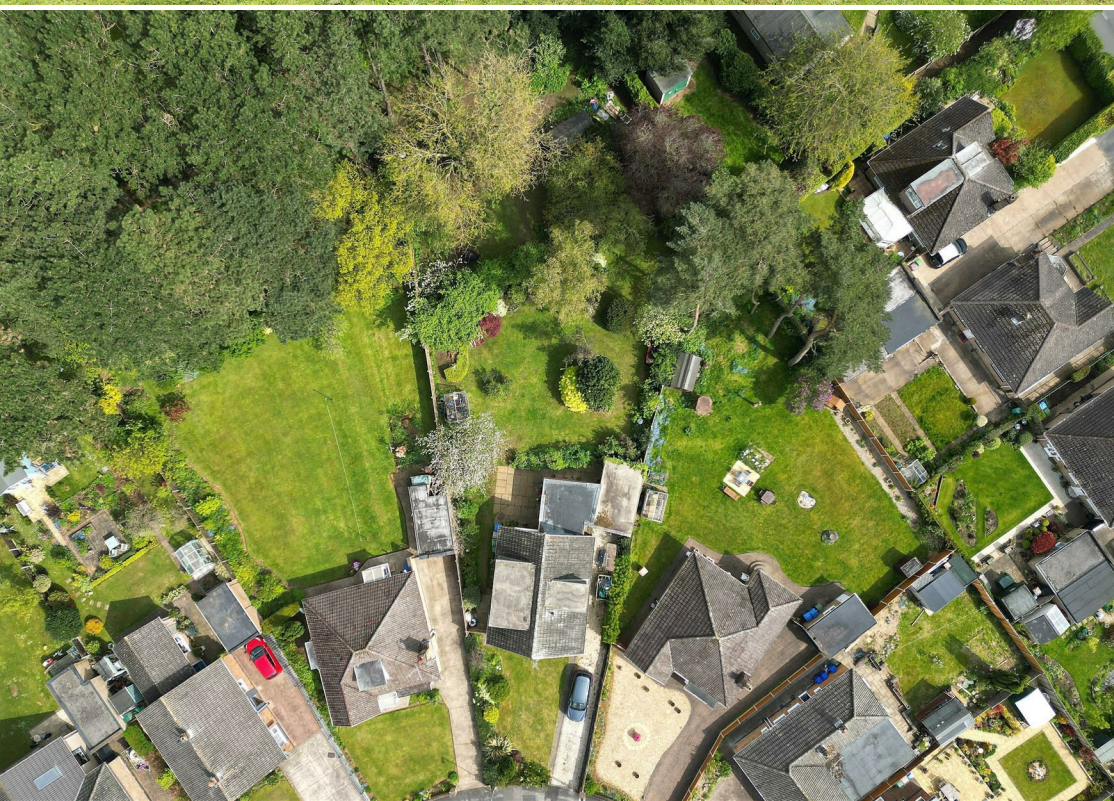
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

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.

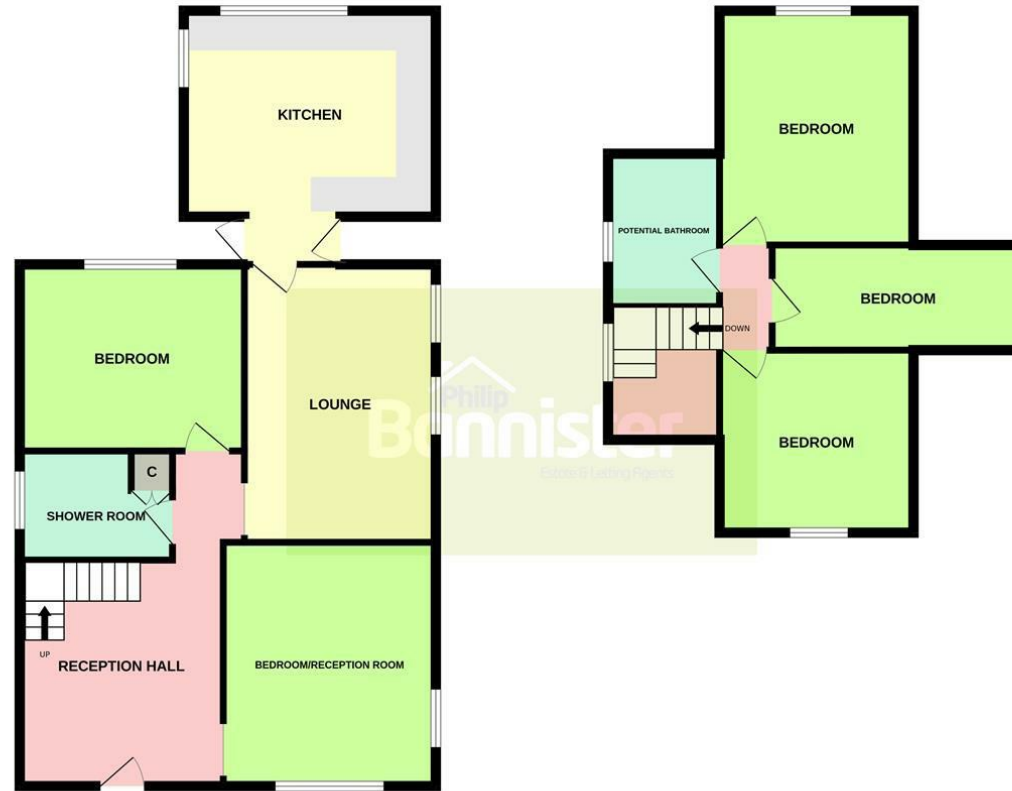
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100





GROUND FLOOR

1ST FLOOR



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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