

staniford
grays



22 West End, South Cave, HU15 2EY

£260,000





22 West End

South Cave, HU15 2EY

- FULLY RE-MODELLED INTERIOR
- ATTENTION TO DETAIL THROUGHOUT
- GARAGE/STORE
- TWO DOUBLE BEDROOMS
- MODERN STYLING THROUGHOUT AND RENDERED FACADE TO FRONTAGE
- GENEROUS PARKING AND DRIVEWAY
- PRIVATE REAR GARDENS
- CENTRAL SOUTH CAVE POSITION

FULLY RE-MODELLED AND CONTEMPORARY STYLED BUNGALOW OCCUPYING A GENEROUS PLOT WITHIN A POPULAR SOUTH CAVE SETTING.

The vendors have embraced a philosophy of modern styling with attention to detail throughout with an enviable internal specification and outstanding contemporary appeal. Being suitable for a number of applicants with ready to move in living.

The arrangement of living space to the single floor comprises; Hallway, bright and spacious Lounge/Dining Area, lifestyle Kitchen. Main Bedroom with fitted furniture and further double Bedroom and House Shower Room lead from an Inner Hallway also, all with newly laid flooring throughout.

Offset from West End with generous parking and private facing gardens with garage/store.

Modern and refurbished bungalows with this level of privacy and presentation remain a rare product within this South Cave setting with an internal inspection advised.

£260,000



ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

Accessed via a keyless entrance door providing a welcoming entrance leading through to an inner hallway of this contemporary style and fully remodelled bungalow home. With oak internal doors throughout with contemporary style black door furniture, again creating excellent levels of attention to detail, with feature contemporary style wall cladding also.

RECEPTION LOUNGE

17'5" x 12'6" (5.31 x 3.83)

A generous open plan main reception space suitably sized to accommodate furniture suite, with pleasant outlook over the property frontage and West End Road beyond. Given it's excellent size also has space for a dedicated dining table with decorative open fire insert providing a central focal point to the room also.

KITCHEN AREA

14'5" x 8'7" (4.40 x 2.62)

Continuing with the contemporary style throughout with a range of fitted wall and base units with contrasting work surfaces with waterfall edge. Good levels of natural daylight provided with space for further breakfast table. With uPVC double glazed windows to the side and rear elevation and access door also to the rear. A number of integrated appliances include integrated slimline dishwasher, double mid level oven, induction hob with concealed extractor canopy over, washing machine, inset sink and drainer with mixer tap. Given the styling throughout, the kitchen really does have to be seen to be fully appreciated.

BEDROOM ONE

13'0" x 12'11" (3.98 x 3.96)

Of double bedroom proportions with uPVC double glazed window to front outlook. Fitted wardrobes including drawers.

BEDROOM TWO

11'3" x 10'3" (3.43 x 3.13)

Has potential to be used as a second bedroom, used currently as in informal office with uPVC French doors leading to the external patio terrace. Of double bedroom proportions.

SHOWER ROOM

8'2" x 5'4" (2.49 x 1.63)

With uPVC privacy window to the rear orientation, immaculate attention to detail with corner shower tray with rainfall shower head and black fitted tap furniture throughout. Wall mounted basin, low flush WC, heated towel rail and contemporary tiling to splashbacks.



EXTERNAL

22 West End Road itself has undergone a complete transformation both internally and externally.

Boasting a pleasant roadside position, being offset from West End itself. An external rendered façade gives a contemporary feel with generous parking to the front and side driveway, suitable for a number of vehicles. Horizontal clad style fencing continues to the rear perimeter boundary again offering excellent levels of attention to detail throughout with access to garage/ store.

Gated access opens through to a generously sized rear garden with patio terrace extending from the immediate building footprint and a laid to lawn grass section, raised plant borders with further scope for enhancement and improvement as well as a number of feature trees, external hot and cold water taps. The garden wraps around the rear of the garage space and given its sized and scale comes recommended for further inspection.

GARAGE/ STORE

With full power and lighting.

AGENTS NOTE

The property has been finished to the highest of internal standards and viewing is available through the sole selling agent Staniford Grays.

COUNCIL TAX:

We understand the current Council Tax Band to be C

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS DISCLAIMER : PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

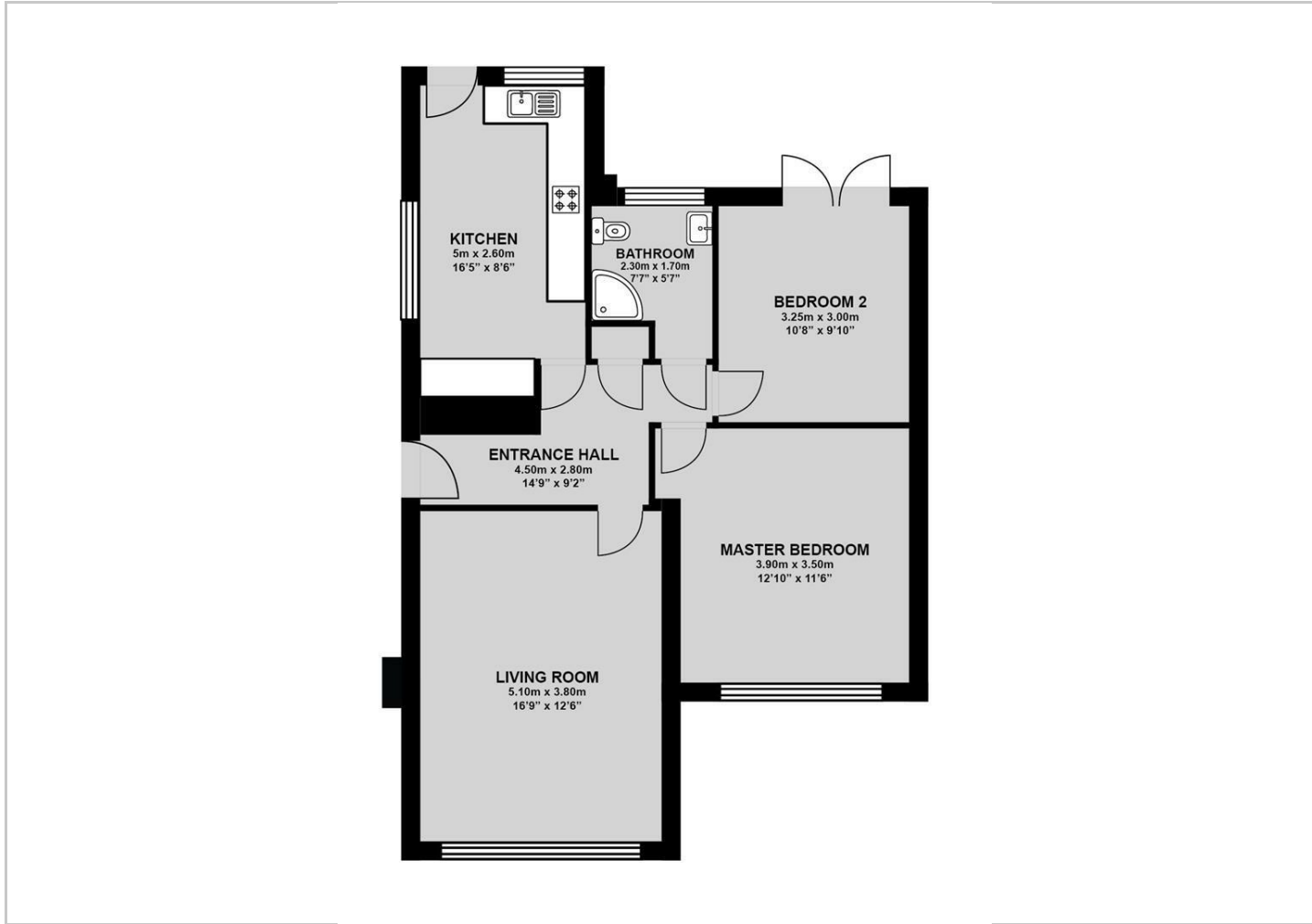
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.





Floor Plans



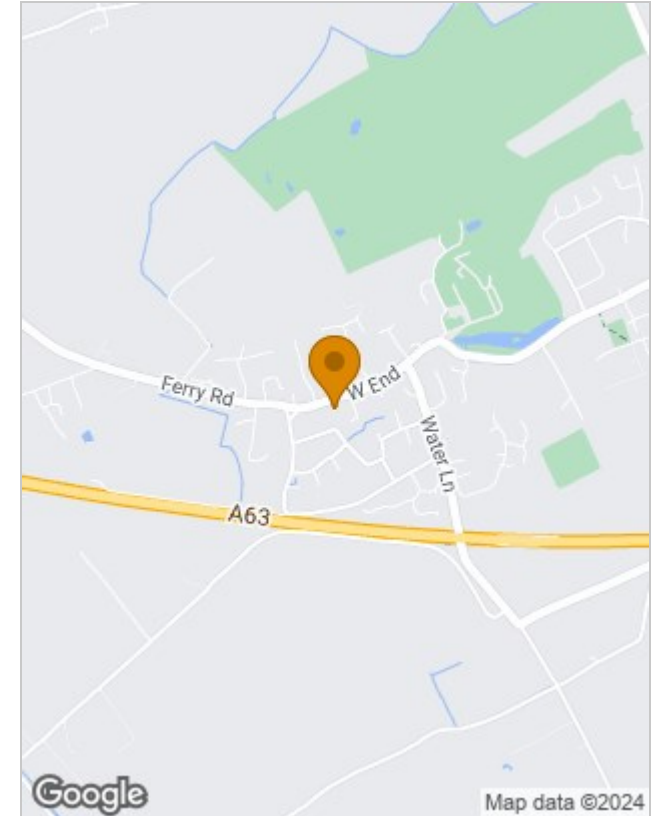
Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

