



2 Castle Farm Court, South Cave, Brough, HU15 2FH

£334,950





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Brough, HU15 2FH

- CHARACTER AND CONVERTED LIVING
- GENEROUS PARKING AND GARAGING
- EXTENDED LIVING SPACE
- DISCREET AND UNIQUE SETTING
- GENEROUS LAYOUT
- STUNNING OPEN GOLF COURSE VIEWS
- IMMACULATE PRESENTATION
- MODERN STYLING
- READY TO MOVE IN HOME
- 3 DOUBLE BEDROOMS

This immaculate and charming modern mews house, nestled within a beautiful courtyard development amongst the Cave Castle estate with stunning far-reaching views over Cave Castle golf course, is situated in one of East Yorkshire's most sought-after villages due to its schooling, abundance of facilities and amenities, and ease of access to Hull, Beverley, York, and the A63/M62 corridor.

The house itself, which has been superbly modernised, is fitted with PVCu double glazing and gas central heating, and is set out over two floors.

The ground floor comprises an entrance hall, WC, lounge, conservatory, dining kitchen, and integral garage with utility facilities including a 'butler' sink and plumbing/space for a washer and a dryer. The first floor comprises a large landing with spacious storage cupboards, principal bedroom with en-suite shower room, two further double bedrooms, and large shower room.

There is a one-car drive in front of the garage with electric remote-controlled roller door and a further parking space at the entrance to the communal courtyard, as well as visitor parking in the centre of the courtyard. To the rear of the property is a beautifully landscaped south-west facing garden with stunning views.



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GROUND FLOOR

ENTRANCE HALLWAY

Accessed via uPVC double glazed entrance door with glazed insert, staircase approach to first floor level, provides access to ground floor reception spaces and kitchen, with understairs storage cupboard.

CLOAKROOM / W.C

With pedestal wash hand basin, low flush w.c, tiling to splashbacks.

RECEPTION LOUNGE

With uPVC double glazed window to the front courtyard aspect, given the generous proportions this room is currently used as a dedicated lounge and dining space also, sliding doors leading through to...

21'4" x 10'8" (6.51 x 3.27)

CONSERVATORY EXTENSION

With full open golf course views and countryside beyond, with quarter height wall and mounted uPVC double glazed units, Victorian style roof pitch and double doors leading to external patio terrace.

DINING KITCHEN

With uPVC double glazed window to the rear garden outlook, fitted with a comprehensive range of wall and base units with contrasting work surfaces over, low level double oven, gas hob with extractor canopy over, inset 1.5 bowl sink and drainer with mixer tap, integrated fridge freezer and dishwasher, space for further white goods also, space for breakfast/dining table to the alternate room length, door to rear, integral access through to garage / utility.

13'11" x 10'0" (4.26 x 3.05)

FIRST FLOOR

LANDING

With uPVC double glazed window to the front outlook, of a generous size giving access to three double bedrooms and house shower room, deep storage cupboard with double doors, loft access point.

15'7" x 6'5" (4.75 x 1.97)

PRINCIPAL BEDROOM

Of double bedroom proportions, with space for freestanding bedroom furniture, access provided to...

14'5" x 8'7" (4.41 x 2.62)

EN SUITE SHOWER ROOM

Neutrally styled with white sanitaryware incorporating low flush w.c, pedestal wash hand basin, corner shower unit with wall mounted showerhead and console, privacy window to rear.

BEDROOM TWO

With uPVC double glazed window to the rear outlook, of double bedroom proportions and space for freestanding bedroom furniture.

10'9" x 10'5" (3.28 x 3.20)

BEDROOM THREE

With uPVC double glazed window to the front outlook, of double bedroom proportions and space for freestanding bedroom furniture.

10'3" x 10'5" (3.13 x 3.20)

HOUSE SHOWER ROOM

With four piece contemporary style suite with inset basin to vanity unit, low flush w.c, bidet, oversize double shower cubicle with rainfall showerhead and additional showerhead also, glazed screening and recessed shower tray, heated towel rail, large format tiling to wall and floor coverings, privacy window to rear.

5'5" x 9'4" (1.66 x 2.87)



OUTSIDE

Castle Farm Court itself remains a unique development of converted character homes set around a central courtyard with the subject dwelling boasting excellent levels of curbside and roadside appeal. Dedicated parking exists to the frontage, in turn leading to integral garage (5.05m x 2.54m) with full power and lighting, electronically operated access door and oversize Belfast style porcelain sink. To the rear of the property a hard landscaped courtyard leads to the rear perimeter boundary offering elevated and open views of the golf course and beyond. Established planting and shrubbery feature, a rockery section, external tap, power and light points, brick sett detailing to the sun terrace, decking with integrated lighting lead down to a further terraced area. An additional parking space exists at the entrance of Castle Farm Court, being a short distance walk away from the subject dwelling.

AGENTS NOTE

Given the ready to move in lifestyle appeal and standard of living space on offer, the property comes recommended for further internal inspection via the sole selling agent Staniford Grays.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'D'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

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

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire
At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

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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."

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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.

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. For full details please contact the selling agent.



Floor Plans



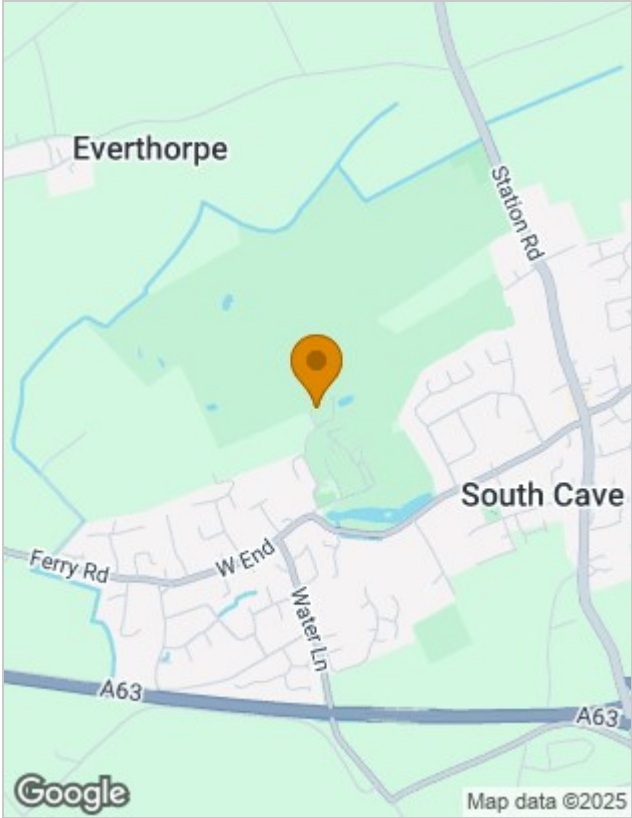
Viewing

Please contact our Swanland Office 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

