



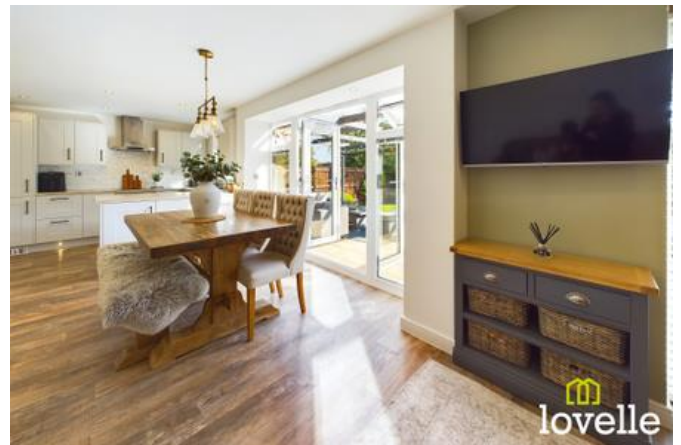
Cape Drive , Anlaby, East Riding of Yorkshire
Offers Over £410,000





KEY FEATURES

- SUPERB DETACHED HOUSE
- PRIVATE SOUTH FACING GARDEN
- STUNNING VIEWS
- EV CHARGING POINT
- OPEN PLAN KITCHEN/LIVING/DINER
- FOUR DOUBLE BEDROOMS
- TWO EN-SUITES & HOUSE BATHROOM
- GARAGE & DOUBLE DRIVEWAY
- IMMACULATEDLY PRESENTED
- TOTAL AREA 1410 SQUARE FEET
- EPC RATING B



DESCRIPTION

Enjoying open views to the front and rear, this immaculately presented detached property boasts a spectacular South facing garden, a large open plan living space, four double bedrooms and three bathrooms!

As you enter this beautiful home you have the cosy lounge to the front featuring a decorative chimney breast currently housing an electric style log burner and TV, perfect for the family to unwind and come together for those precious times together. To the rear of the property is the open plan living area with kitchen to one side, dining space in the middle with French doors leading to the private garden and family space to the other side. The stylish kitchen features a range of integrated appliances for added convenience. This space is perfect for everyday family life allowing everyone to be together in this large space, whilst also providing the perfect entertaining space for hosting wider family and friends. The French doors allow the space to be extended into the private garden.

Upstairs you will find four generous bedrooms and the family bathroom. The principle suite features fitted wardrobes and a large en-suite. The second large double bedroom also benefits from an en-suite. Bedroom three and four are both generous bedrooms that share the family bathroom.

DONT DELAY BOOK YOUR VIEWING TODAY!!!





PARTICULARS OF SALE

Hallway

1.94m x 3.93m (6'5" x 12'11")

Enter through the composite door, access to guest WC, understairs storage, stairs leading to first floor accommodation and radiator.

Lounge

3.49m x 4.63m (11'6" x 15'2")

This cosy lounge with large window to front elevation features an artificial chimney breast that currently houses an electric log burner style heater and TV, spotlights and radiator.

Kitchen / Living / Diner

8.3m x 3.22m (27'2" x 10'7")

This large Kitchen/ Living / Diner is perfect for the whole family to be together, relax or entertain. Featuring an integrated fridge / freezer, dishwasher, Zanussi oven, AEG hob, extractor, 1 1/2 bowl rangemaster sink with spring style pull-out mixer tap and plinth spotlights. French doors to rear private south facing garden, floor to ceiling windows and modern vertical radiator

Utility Room

1.66m x 1.2m (5'5" x 3'11")

Space for washing machine and dryer, wall cupboard for storage one housing combi cupboard.

Guest WC

1.45m x 1.21m (4'10" x 4'0")

Wall mounted basin, WC with concealed cistern and radiator.

Landing

3.29m x 1.89m (10'10" x 6'2")

Access to bedrooms, family bathroom and storage cupboard.

Bedroom One

3.16m x 4m (10'5" x 13'1")

The principle suite features a window to the front elevation, fitted wardrobes and access to the large en-suite.

En-Suite

2.1m x 2.13m (6'11" x 7'0")

Featuring a three piece suite comprising of shower with overhead & handheld shower, wall mounted sink, WC with concealed cistern and radiator.

Bedroom Two

3.92m x 3.16m (12'11" x 10'5")

A large double bedroom with window to the rear overlooking countryside views, access to en-suite and radiator.

En-Suite

2.17m x 1.21m (7'1" x 4'0")

Featuring a three piece suite comprising of shower with overhead & handheld shower, wall mounted sink, WC with concealed cistern and radiator.

Bedroom Three

2.71m x 4.7m (8'11" x 15'5")

Double bedroom with window to front elevation and radiator.



Bedroom Four

2.32m x 4.01m (7'7" x 13'2")

Double bedroom with window to the rear elevation overlooking countryside views and radiator.

Family Bathroom

1.9m x 1.73m (6'2" x 5'8")

The family bathroom features a three piece suite comprising of bath with shower over and glass shower screen, wall mounted sink, wc with concealed cistern and radiator.

Garage

2.58m x 5.25m (8'6" x 17'2")

Integral garage with up and over door providing secure parking or extra storage.

Outside

To the front of the property is a lawned garden with laurel hedge, up and down lights on the front of the property, driveway and EV Charger on external wall.

To the rear of the property is the private south facing garden featuring a substantial paved patio area with large pergola, lawned area and planted borders. Multiple external power sockets, hot and cold water taps. You will be hosting family and friends in the spectacular garden all year round.

Personal Interest

The seller/vendor is an employee of Lovelle Estate Agency Cottingham.

TENURE

The tenure of this property is freehold.

LOCAL AUTHORITY

Council tax band: E

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

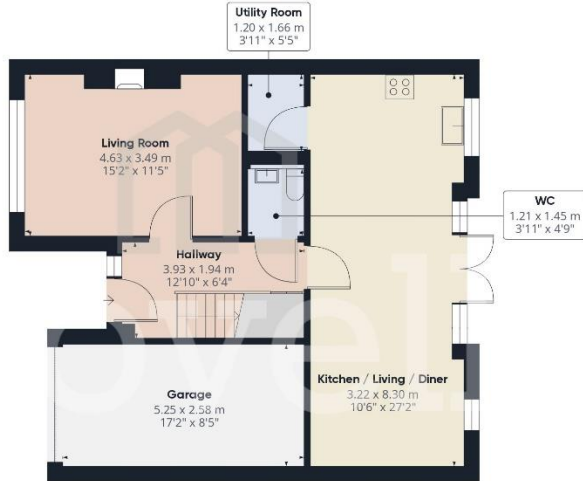
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency

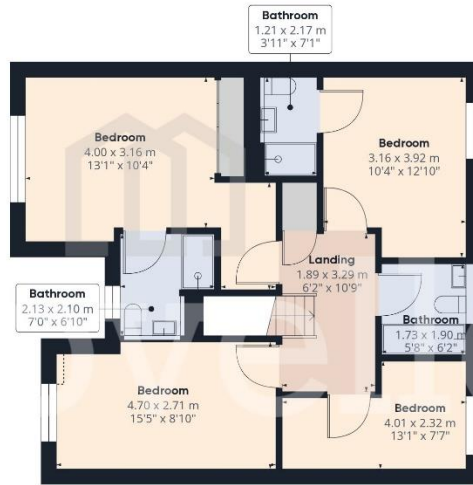


Score	Energy rating	Current	Potential
92+	A		83 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾

133.2 m²
1433.75 ft²

Reduced headroom

0.13 m²
1.4 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

