

# Park Row



**Barnards Drive, South Cave, Brough, HU15 2HL**

**Offers Over £220,000**



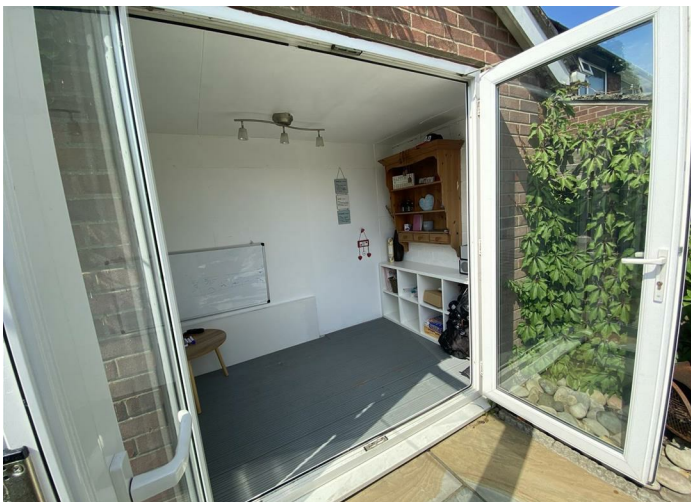
**\*\* OPEN PLAN FAMILY LIVING \*\*BATHROOM RENOVATED 2024 \*\*** Situated in the village of South Cave with easy access links to commuting routes, this semi-detached property briefly comprises: entrance hall, lounge, kitchen living area. To the First Floor: three bedrooms and a family bathroom. Externally, to the front of the property is a low maintenance garden and to the rear, Garage/Garden Room and rear garden with lawned areas and patio areas. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND LOCATION OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'**



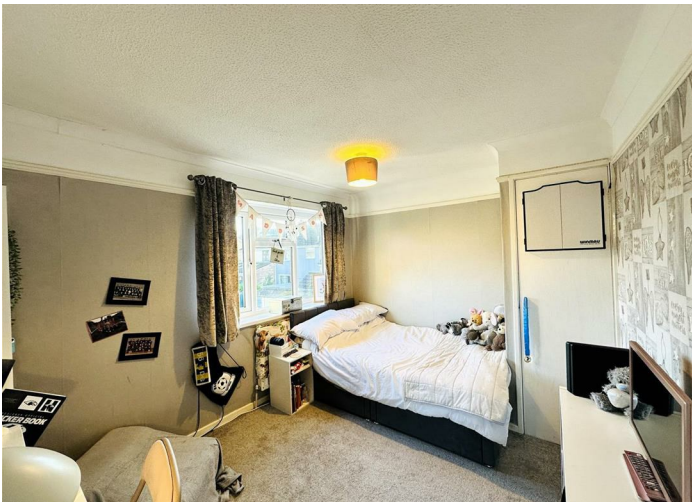
















## GROUND FLOOR ACCOMMODATION

### Entrance

UPVC door with top section having double glazed frosted panel to front elevation.

### Entrance Hall

8'4" x 6'10" (2.56m x 2.09m)



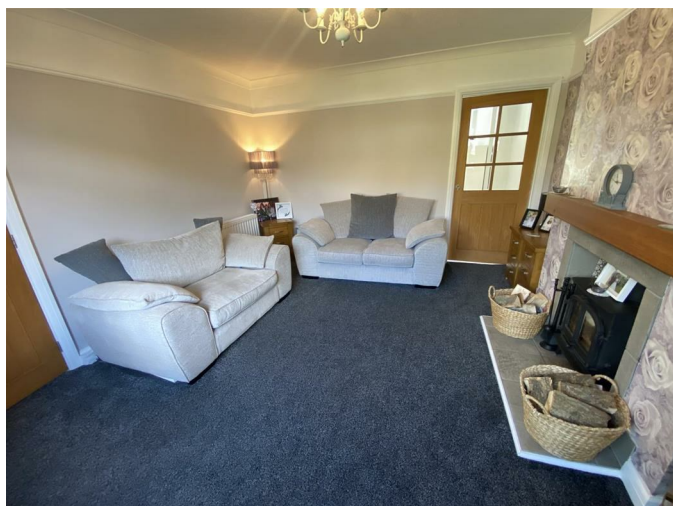
Further uPVC double glazed frosted units to either side of the front door. Stairs with balustrade and spindles leading to First Floor Accommodation, understairs storage cupboard, telephone point, central heating radiator and tiled flooring. Oak door leading into:

### Lounge

13'2" x 11'11" (4.03m x 3.65m)



UPVC double glazed window to the front elevation. Cast iron multi-fuel burner set onto tiled hearth and inset back with oak mantle over. Television point and central heating radiator. Oak door with single glazed bevelled edge panels leading into:



### Kitchen Living Area

19'2" max x 15'11" max (5.86m max x 4.86m max)



UPVC double glazed patio doors flanked by double glazed



frosted units to the rear elevation leading out onto the patio area. The kitchen area having a range of white high gloss base and wall units, one and half bowl stainless steel sink and drainer with chrome mixer tap over set into wood block effect laminate work surface and matching upstand. Integrated appliances include: dishwasher, fridge, brushed steel electric oven, four ring brushed steel gas hob with brushed steel extractor fan benefitting from downlighting with smoked glass splashback. UPVC double glazed window to the rear elevation, television and telephone points and tiled flooring.



## FIRST FLOOR ACCOMMODATION

## Landing

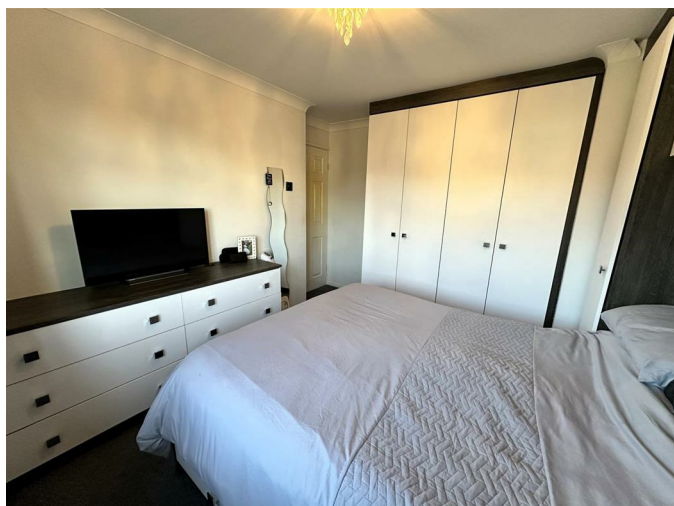
Further balustrade and spindles. UPVC double glazed window to the side elevation, access to bordered loft and doors leading off.

## Bedroom One

10'11" x 10'2" (3.34m x 3.11m)

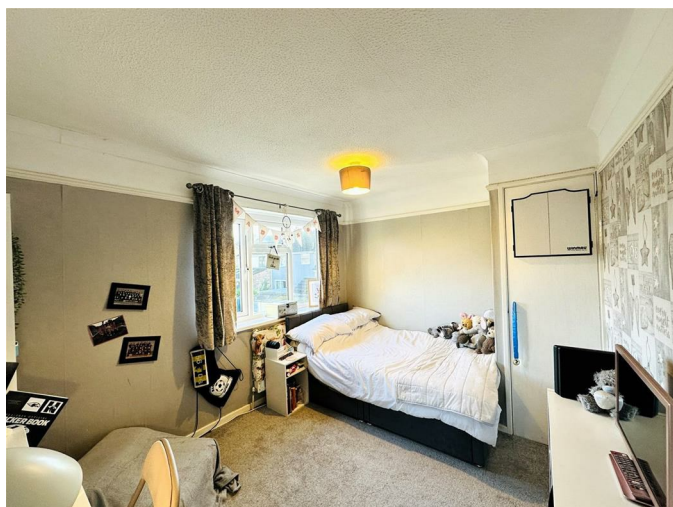


Range of fitted white fronted wardrobes, storage and drawers. Fitted base for king-size bed with storage under. UPVC double glazed window to the front elevation and central heating radiator.



## Bedroom Two

11'5" x 8'11" (3.49m x 2.73m)



Storage cupboard, uPVC double glazed window to the rear elevation overlooking the garden and central heating radiator.

## Bedroom Three

8'9" x 7'10" (2.69m x 2.39m)



UPVC double glazed window to the front elevation, overstairs storage cupboard and central heating radiator.



## Bathroom

7'6" x 5'10" (2.29m x 1.79m)



White panel bath with chrome taps and chrome shower over with shower screen. The area is wet-walled to ceiling height. White low flush w.c with chrome fittings and wash hand basin with chrome mixer tap over set into high gloss vanity unit. Chrome heated towel rail, extractor fan and uPVC double glazed frosted window to the rear elevation and electric extractor fan.

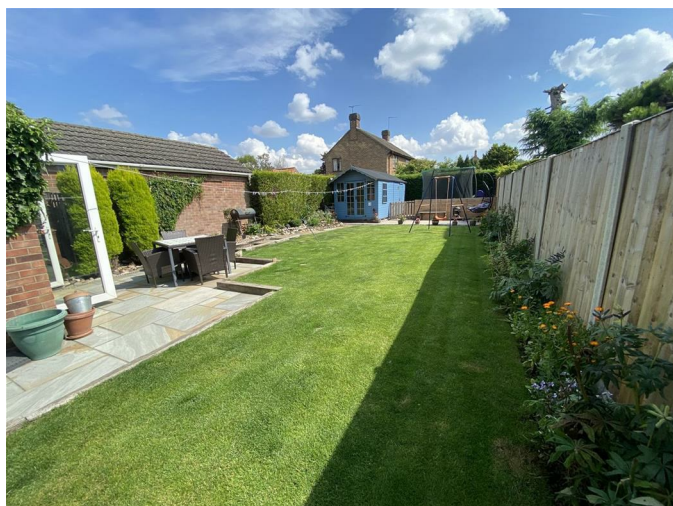
## EXTERNAL

### Front



Storm porch with outside lighting. Pathway across the front of the property with main area having decorative stone with edgings and herbaceous borders. The boundaries are defined by hedging. To the side there is an outside tap and shared access driveway leading to Garage/Garden Room. Wrought iron pedestrian access gate gives access to the rear of the property.

## Rear



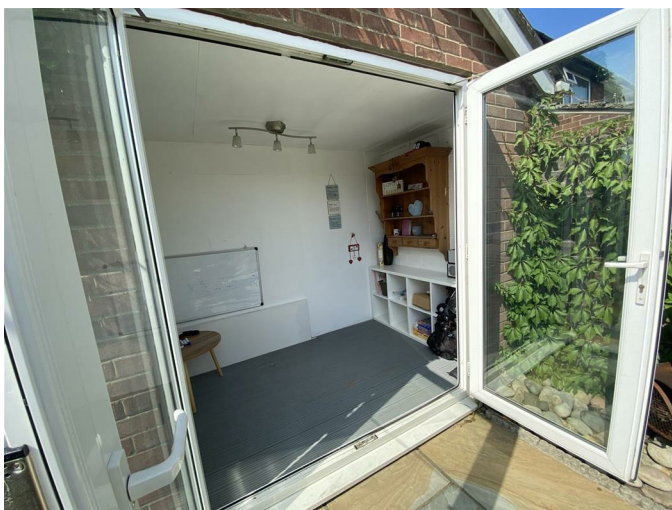
Flagged stone patio area to the rear of the property and leading the to the rear of the Garage/Garden Room. Further flagged pathway leading to the bottom of the garden with further patio area . The garden is mainly laid to lawn with raised timber edgings, herbaceously planted borders and decorative stoned areas.







### Garage/Garden Room



Up and over door to the front with security light on 'PIR' sensor. UPVC door with full double glazed glass panel and uPVC double glazed window, both to the side elevation. UPVC

double glazed patio doors to the rear elevation. Plumbing for washing machine and also having electric and lighting.

### Directions

From Google, take the M62 towards Hull and continue until it merges onto A63. Take the A1034 exit towards Market Weighton/South Cave. At the junction from the slip road, turn right and then turn right onto Willow Flats. Follow for approximately half a mile and at the next junction, turn right onto Ellerker Lane which merges into Water Lane. Take a left onto Barnards Drive and then right where the property can be clearly identified by our Park Row Properties 'For Sale' board

### AGENTS NOTE

Please note the Bathroom has been renovated since the video and the decor has changed for Bedroom Two.

### TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: C

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

### UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G with EE and Lycamobile, otherwise 4G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.


### HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

### MAKING A OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to





'Park Row Properties' that they are financially able to proceed with the purchase of the property.  
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.  
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122


PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

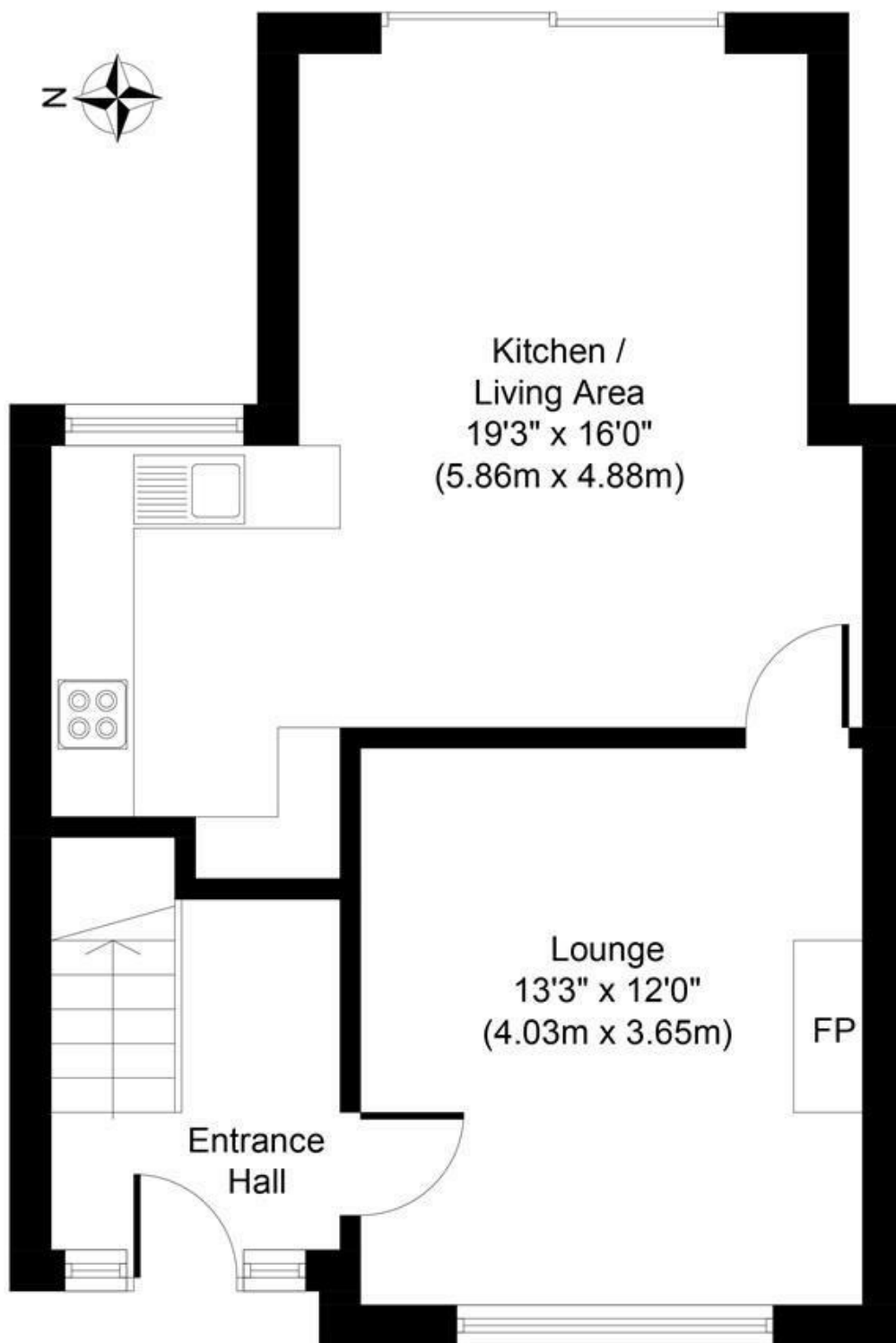
## VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



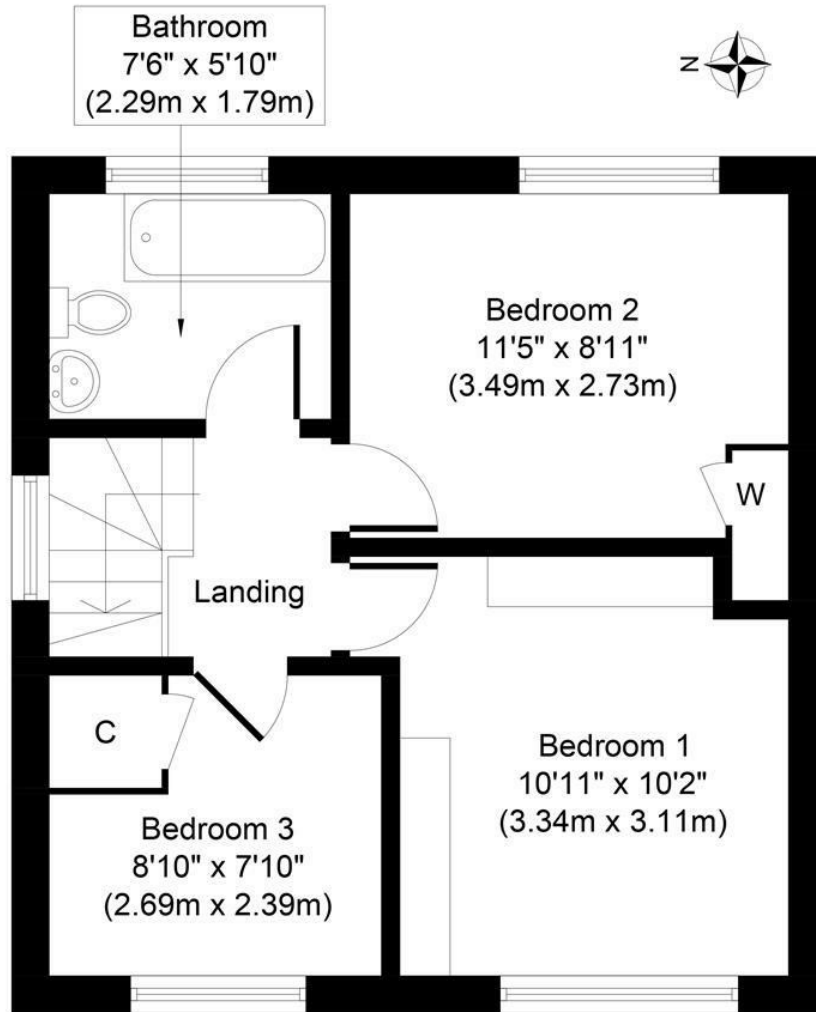




**Ground Floor**  
**Approximate Floor Area**  
**500 Sq. ft.**  
**(46.5 Sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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**First Floor**  
**Approximate Floor Area**  
**397 Sq. ft.**  
**(36.9 Sq. m.)**

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