



## 78 The Stray, South Cave, Brough, HU15 2AL

- Two Double Bedroom Detached Bungalow
- Corner Plot Position with Driveway and Double Garage
- Entrance Hall with Cloakroom WC
- Breakfast Kitchen and Utility Room
- Gas Fired Central Heating System
- Offered For Sale with No Forward Chain
- Highly Recommended For Viewing
- Lounge with Separate Dining Room and Conservatory
- Two Bedrooms, En Suite Shower and Family Bathroom
- Majority Double Glazing

**Offers In The Region Of £375,000**



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# 78 The Stray, South Cave, Brough, HU15 2AL

Nestled in the charming village of South Cave, Brough, this delightful detached bungalow on The Stray offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property is ideal for both relaxation and entertaining guests. The well-appointed layout features two inviting bedrooms, providing ample space for rest and privacy.

The bungalow boasts two modern bathrooms, ensuring that both residents and visitors enjoy the luxury of convenience. The property is designed to cater to a variety of lifestyles, whether you are a couple, a small family, or looking for your next home.

One of the standout features of this home is the generous parking space, accommodating several vehicles along with a double garage, which is a rare find in such a desirable location. The surrounding area is known for its picturesque scenery and community spirit, making it an excellent choice for those seeking a peaceful yet vibrant environment.

This property presents a wonderful opportunity to enjoy single-storey living in a sought-after village setting. With its practical layout and ample parking, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming bungalow your new home.

## Location

South Cave is a desirable village located approximately 14 miles to the west of Hull City Centre. Standing just off the A63 the village enjoys access to the West Riding via the M62 motorway and in turn to the national motorway network. The village is served by local amenities including two convenience shops (one of which contains a sub post office), public houses, primary school and the Cave Castle Hotel & Country Club.

## Entrance Hall

Main front entrance with adjoining side screen provides access into the welcoming hallway. Airing cupboard with cylinder tank and shelf. Access to roof void. Doors to all rooms off.

## Cloakroom WC

Suite of WC and wash hand basin. Radiator. Extractor fan.

## Lounge

19'3" x 13'3" (5.870m x 4.054m)

A lovely size front facing room with bay window. Fire surround with coal effect gas fire. Two radiators. Doors leading into:

## Dining Room

12'0" x 12'7" (3.673m x 3.855m)

Window to the side elevation and patio door to the rear conservatory. Radiator. Access into:

## Conservatory

10'6" x 8'3" (3.209m x 2.540m)

A lovely addition to the property with views over the garden areas. Tiled flooring. Side access door to the outside.

## Breakfast Kitchen

11'0" x 12'7" (3.371m x 3.842m)

Fitted with a range of base and wall units, contrasting work surfaces extend to form a breakfast bar. Single drainer sink unit. Tiled splashbacks. Appliances of electric oven, gas hob, dishwasher and fridge. Window to the rear elevation. Tiled flooring. Inset ceiling lights.

## Utility Room

4'10" x 12'8" (1.481m x 3.869m)

Fitted with base units, contrasting work surfaces over with single drainer sink unit. Tiled splashbacks. Space for washing machine and tumble dryer. Wall mounted gas fired central boiler. radiator. Rear entrance door. Tiled flooring.

## Bedroom One

13'8" to wardrobes includes en suite x 13'9" (4.188m to wardrobes includes en suite x 4.212m)

Window to the front elevation, range of wardrobes with dressing table and top cupboards. Radiator. Access into:

## En Suite Shower Room

Suite of shower cubicle with mains plumbed shower, wash hand basin and WC. Window to the side elevation. Radiator. Part tiled walls and tiled flooring.

## Bedroom Two

13'2" x 10'2" extends to 12'8" (4.037m x 3.110m extends to 3.883m)

Window to the rear elevation, range of wardrobes and radiator.





### Family Bathroom

9'5" x 7'2" (2.872m x 2.191m)

Step up into the fitted suite of corner bath, twin wash hand basins with vanity cupboards, bidet and WC. Tiled flooring and part tiled walls. Window to the side elevation. Radiator. Inset ceiling lights.

### Outside

The property occupies a pleasant corner plot position with lawned garden areas to the front, side and rear. The front is mainly open plan with enclosed side and rear garden areas. To the rear there is a small patio area. A generous side driveway provides ample off road parking for several vehicles.

### Double Garage

17'10" x 17'4" (5.448m x 5.299m)

With electric roller door, light and power. Side window and personal access door.

### Energy Performance Certificate

The current energy rating on the property is D (62).

### Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band E for Council Tax purposes. Local Authority Reference Number SCA099078000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

### Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive.

### Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Tenure

The tenure of this property is Freehold.

### Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

### Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected\*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire.

\*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



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## Ground Floor



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

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