





## THE LOCATION

South Cave is a popular village conveniently situated approximately 12 miles to the west of Hull, two miles from the M62 giving access to the West Riding motorway network and five miles from the main line railway station at Brough. The village has a range of facilities which include a variety of Shops, Doctors Surgery, Church, School, Golf Club, Sporting and recreational facilities.

## THE PROPERTY

Rare opportunity to acquire a stunning family home located off the main road in a secluded position with private garden and plenty of parking space. The spacious and well appointed accommodation briefly comprises entrance hall with utility cupboard, open plan kitchen and living, sun room, bedroom two with door into cloakroom and a further bedroom with en suite to the ground floor. To the first floor is another bedroom, shower room and dressing area. Outside there is ample space for parking multiple vehicles and private rear garden.

Viewing is highly recommended on this property to appreciate all it has to offer.



## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Front door leads into the hallway, double doors open up into a recessed cupboard/utility area with space for washing machine and tumble dryer. Wooden flooring. Internal door into..

#### OPEN PLAN KICHEN/LIVING 24'0" x 17'10" (7.31m x 5.44m)

This impressive space will not fail to impress any discerning buyer with the kitchen area having an excellent bespoke range of cream wall and floor units with complimentary work surfaces incorporating a moulded sink, four ring gas hob with concealed extractor over, split level oven, integrated dishwasher, fridge and freezer. Extending into the spacious living area, being dual aspect with feature full length side widows, recess housing log burner, spotlights and wooden flooring throughout. Bi fold doors lead into..

#### SUNROOM 11'5" x 18'8" max (3.48m x 5.70m max)

Running fully adjacent to the rear of the property the sun room is extensive and has an air conditioning unit which blows both hot and cold air. Wood effect flooring throughout and doors off into the rear garden.

#### BEDROOM THREE/STUDY 12'5" x 10'5" (3.78m x 3.17m)

A good sized double room with wooden flooring, door into jack and Jill cloakroom.

#### CLOAKROOM

Modern suite comprising of low level Wc, contemporary vanity sink unit with free standing ceramic bowl, feature part tiling to the walls, wooden flooring and extractor fan.

#### BEDROOM TWO 12'5" x 10'5" (3.78m x 3.17m)

Overlooking the rear garden with a lovely range of fitted furniture comprising of two triple wardrobes with matching bedside drawers, headboard and bedside units.

#### EN SUITE

Having been recently fitted by assisted bathing this fantastic shower room has large walk in shower with contemporary glass screen, modern vanity sink unit with large moulded sink and concealed Wc. Full wet walling to the floor and shower and modern decorative part tiling to the walls. Large chrome towel radiator, recessed spotlights to the ceiling and extractor fan.

#### FIRST FLOOR

#### MASTER BEDROOM 14'2" x 13'6" (4.33m x 4.11m)

A lovely sized bright and airy room with sloping ceilings and two vlewux windows to the ceiling.

#### DRESSING AREA 12'7" x 8'4" (3.84m x 2.54m)

A good sized room which could easily be converted to a further bedroom. (Subject to the necessary building consents)

#### SHOWER ROOM

Suite comprising of large corner shower cubicle, pedestal hand basin and low level Wc. Full modern tiling to the shower, part tile to the walls and wall mounted vanity unit. Extractor fan.





## OUTSIDE

### DRIVEWAY AND PATIO AREA

There is a long stone driveway shared with number 45 that leads to the property. Ample off street parking to the side and front of the property with a large paved patio to the head of the drive.

### REAR GARDEN

A lovely sized garden being very private with timber fencing to the boundary line. Timber steps lead up to the raised garden area being predominantly laid to lawn with patio area for al fresco dining and decorative mature planting to the rear.

### ADDITIONAL INFORMATION

#### SERVICES

Mains water, drainage, electricity and gas are connected to the property.

#### APPLIANCES

No appliances have been tested by the agent.

#### LOCAL AUTHORITY

East Riding of Yorkshire

## TENURE

Freehold

## VIEWING

By appointment with the agent.

## OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

## PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email [mortvals@dial.pipex.com](mailto:mortvals@dial.pipex.com).

## FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

## MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Adviser, by phoning her on 07540 536892 email [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority









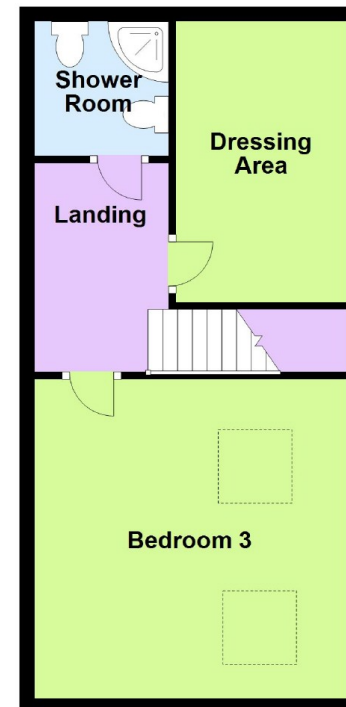
## Floor Plan

This plan is for illustrative purposes only

Ground Floor



First Floor



Total area: approx. 139.6 sq. metres (1502.6 sq. feet)

# CLUBLEYS

Chartered Surveyors,  
Estate Agents,  
Letting Agents &  
Auctioneers

60 - 64 Market Place, Market Weighton,  
York, YO43 3AL  
01430 874000 01430 872605  
mw@clubleys.com  
www.clubleys.com  
Text: Clubley to 84840 to download  
our mobile app

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 