

99, Geldart Avenue,
South Cave, HU15 2YL
£240,000



NO CHAIN

Sought after location, the property is offered to the market in turn key condition!

Welcomed by the entrance hall with stairs to the first floor, access is given to all the downstairs rooms. The contemporary kitchen with a range of wall and base units, the living room benefits from bright and airy French doors which open directly onto the rear garden and is the true heart of the home, with dual aspect allowing light into the room. A downstairs WC completes the ground floor.

Upstairs are three bedrooms, with an ensuite shower room to the master. A family bathroom with three piece white suite serves the other two bedrooms.

Outside has been designed to suit the needs of the whole family. Enclosed, and laid to lawn with two patio areas it is the perfect space to socialise with friends and family in the summer months.

A personal driveway is available to the side of the property.

East Riding of Yorkshire Council band C
Tenure Freehold
EPC rating - B



THE ACCOMMODATION COMPRISES:-

GROUND FLOOR

ENTRANCE HALL

Composite front entrance door, stairs to first floor.

CLOAKROOM

Two piece white suite comprising low flush WC, pedestal wash hand basin.

OPEN PLAN LIVING/DINING ROOM

4.65 x 5.43 (15'3" x 17'9")

French doors to rear garden, television aerial point and telephone point. Storage cupboard under stairs. Laminate flooring.

KITCHEN

2.49 x 3.15 (8'2" x 10'4")

Fitted with a range of grey gloss wall and base units comprising work surfaces, one and a half bowl stainless steel sink unit. Gas hob with extractor hood over and eye level double oven. Space for dishwasher, washing machine, fridge and freezer. Under counter lighting, recessed ceiling lights, cupboard housing wall mounted gas fired central heating boiler.

FIRST FLOOR

LANDING

Storage cupboard.

MASTER BEDROOM

3.09 x 3.09 (10'1" x 10'1")

Storage cupboard. Generous bedroom with access through to..

ENSUITE

1.17 x 1.96 (3'10" x 6'5")

Three piece white suite comprising step in shower cubicle, low flush WC, pedestal wash hand basin, part tiled walls, tiled floor, recessed ceiling lights.

BEDROOM TWO

2.42 x 3.48 max (7'11" x 11'5" max)

Generous room to rear aspect.

BATHROOM

2.13 x 1.90 (6'11" x 6'2")

Three piece white suite comprising low flush WC, pedestal wash hand basin, panelled bath, part tiled walls, tiled floor, recessed ceiling lights.

BEDROOM THREE

2.14 x 3.49 (7'0" x 11'5")

A further generous room to rear aspect.

EXTERNAL

The front of the property is laid to lawn and a paved pathway leads to the property. A personal driveway provides off street parking.

The rear garden is enclosed and laid to lawn with two patio areas. Side gate allowing access to the rear.

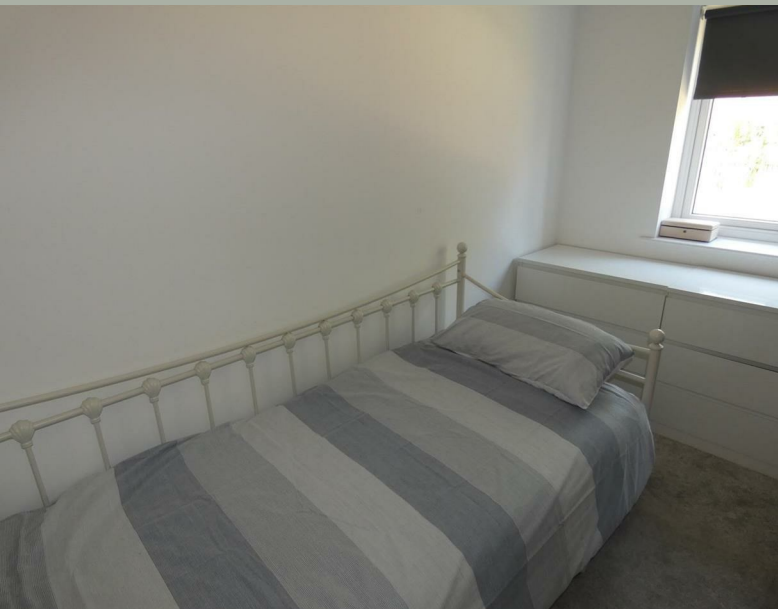
ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

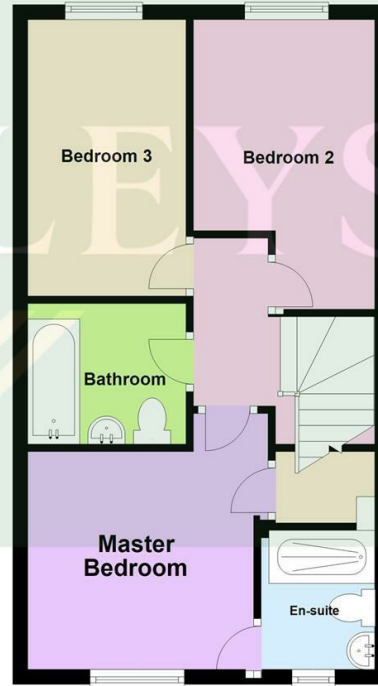
No appliances have been tested by the agents.



Ground Floor



First Floor



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

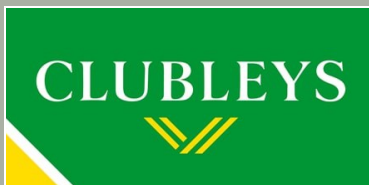
FREE VALUATIONS FOR SALE

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 Advisor by phoning her on 07540 536891 or e-mail 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 Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92 plus) A		84	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.