



21, Southcote Close,
South Cave, HU15 2BQ
£365,000



Picturesque village of 'South Cave', this delightful detached house offers spacious accommodation comprising of four good size bedrooms, this property is ideal for families seeking a quiet environment while still being close to local amenities.

The well-designed layout ensures that each room flows well into the next, creating a warm and welcoming atmosphere throughout the home. The property provides two well-appointed bathrooms, catering to the needs of a busy household.

The surrounding area of South Cave is known for its lovely rural landscapes and community spirit, making it a desirable location for those looking to settle down. With local shops, schools, and parks just a stone's throw away, this home is perfectly positioned for both convenience and leisure. Perfect for families!

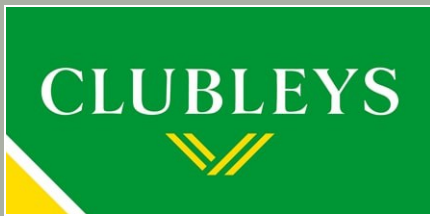
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Tenure - Freehold
Council Tax Band - D
Epc - C

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Tenure: Freehold
BAND:

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Front door gives access into the entrance hall with stairs off to the first floor.

CLOAKROOM

Suite comprising of low level Wc and pedestal hand basin.

LIVING/DINING ROOM

6.63m x 3.38m (21'9" x 11'1")

Spacious dual aspect room with feature recessed log burner on slate hearth, and bay window. Door into;-

BREAKFAST KITCHEN

5.69m x 2.60m (18'8" x 8'6")

Excellent range of wall and floor units with complimentary work surfaces incorporating a stainless steel sink unit with space for washing machine, dishwasher and American fridge freezer. Integrated appliances include split level oven, microwave and feature breakfast bar with four ring gas hob. Bi folding doors give access to the:

CONSERVATORY

5.59m x 3.35m (18'4" x 10'11")

A fantastic space overlooking the rear garden with laminate flooring.

FIRST FLOOR

LANDING

With recessed cupboard.

MASTER BEDROOM

4.52m x 3.35m (14'9" x 10'11")

Lovely sized room to the front of the property with feature bay window, an excellent range of fitted furniture incorporating five double wardrobes and overhead storage and drawers.

EN SUITE

2.90m x 1.73m (9'6" x 5'8")

Luxury en suite with jacuzzi bath having shower over, vanity sink unit with moulded sink and storage under, low level WC. Large chrome towel radiator, wet walling, vinyl flooring and extractor fan.

BEDROOM TWO

5.99m x 2.74m (19'7" x 8'11")

Double room with a range of wardrobes with sliding doors. Fitted desk and contrasting storage cupboards.

BEDROOM THREE

3.58m x 2.89m (11'8" x 9'5")

Double room to the rear of the property. Fitted desk and contrasting storage cupboards, wardrobes.

BEDROOM FOUR

2.79m x 2.34m (9'1" x 7'8")

Good sized room to the front of the property.

FAMILY BATHROOM

Modern suite comprising of feature sink unit, low level Wc and panelled bath with waterfall shower over and hand held attachment. Bespoke feature tiling to the floor walls, and under floor heating. Extractor fan and ladder style radiator.

OUTSIDE

The front of the property is laid to stone to provide multiple parking space with a driveway leading to the larger than average garage with electric roller door. The rear garden is laid mainly to lawn with raised feature timber planters. Paved patio, and log stores to the side of the property.

ADDITIONAL INFORMATION

SERVICES

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

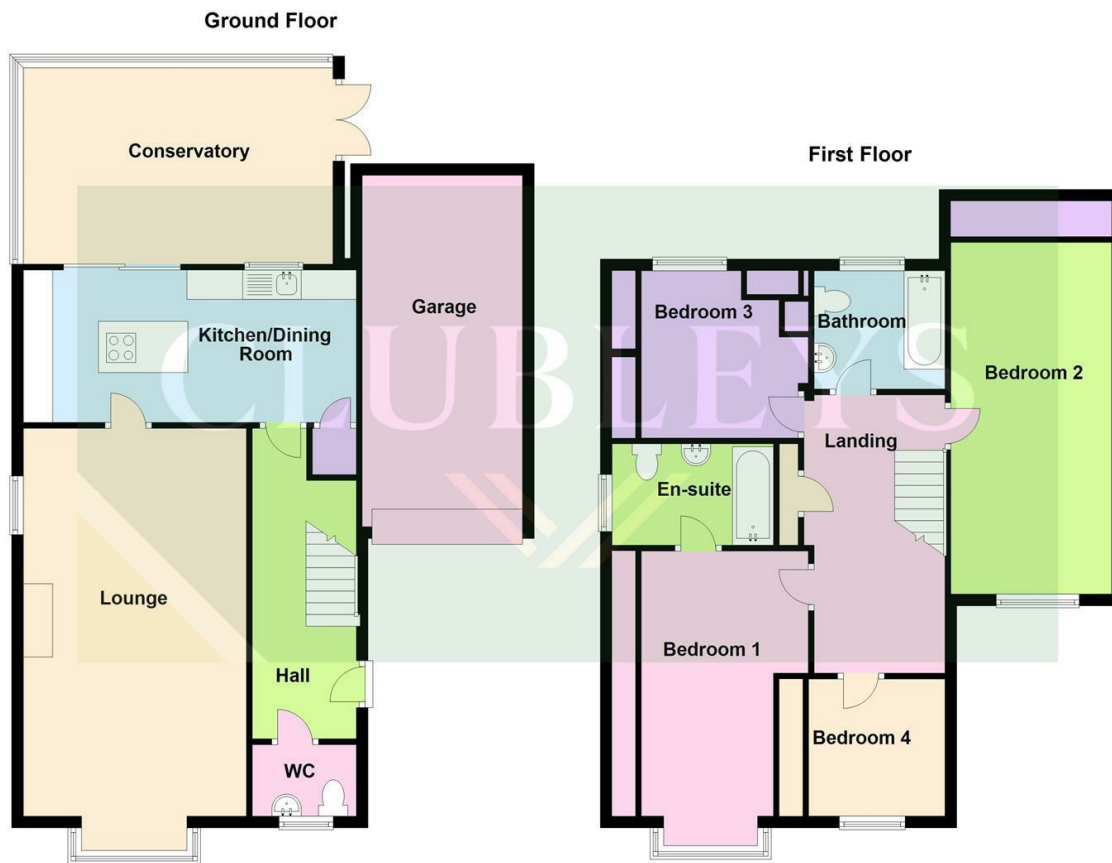
APPLIANCES

No appliances have been tested by the agents.

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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

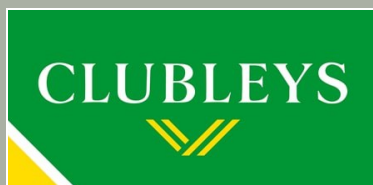
FREE VALUATIONS FOR SALE

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.



1 Toft Court, Skillings Lane, Brough, East
Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(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.