



81, West Hall Garth,
South Cave, HU15 2HA
Guide Price £210,000

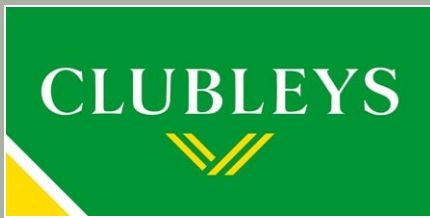


A beautiful semi-detached house on this quiet cul-de-sac, West Hall Garth, offers a blend of comfort and style. With three good size bedrooms, two of which are fitted, this home is perfect for families or a young couple. The through lounge/dining area is enhanced by a decorative archway which creates a light airy feel to the space whilst the fitted kitchen is practical and functional.

Outside to the rear can only be described as a quaint 'English country garden' feel, complete with a shed, summerhouse, and greenhouse, perfect for gardening enthusiasts or those who simply enjoy the outdoors with a separate lawned area, complemented by a separate patio. To the front of the property, a gravelled private driveway provides parking for approximately two vehicles, ensuring ease of access and security.

Viewing is highly recommended to fully appreciate its charm and potential!

Council tax Band - C
Tenure - Freehold
EPC - C



Tenure: Freehold
BAND:

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALLWAY

4.15 x 1.32 (13'7" x 4'3")

Via UPVC fully glazed front door: tiled flooring, built in storage and under stairs cupboard, radiator and single pendant light fitting.

LIVING ROOM

3.13 x 3.98 (10'3" x 13'0")

UPVC bay window with Georgian style bars to front aspect, feature brick fire surround with tiled hearth and gas fire, single pendant light fitting, radiator. brick built in tv unit. Open plan arch way to the...

DINING ROOM

3.28 x 2.74 (10'9" x 8'11")

UPVC double glazed window to rear aspect, and overlooking the rear garden. Radiator, single pendant light fitting, wall mounted picture light fitting.

KITCHEN

2.22 x 3.28 (7'3" x 10'9")

UPVC double glazed window to side elevation, with UPVC half glazed door to rear elevation. Tiled flooring, space for gas cooker, and fridge/freezer, plumbed for washer. single pendant spot light fitting. Range of base and wall mount kitchen units with complimentary work surfaces, feature glass display wall mounted units. Stainless steel sink unit with drainer and mixer taps. Door out to rear garden.

FIRST FLOOR

Staircase off to:

LANDING

2.45 x 1.94 (8'0" x 6'4")

UPVC double glazed window to side aspect, loft access, Doors leading to...

BEDROOM ONE

4.86 x 3.00 (15'11" x 9'10")

UPVC double glazed window with Georgian effect window bars to front aspect. Single pendant light fitting, radiator, a range of fitted furniture.

BEDROOM TWO

3.31 x 2.52 (10'10" x 8'3")

UPVC double glazed window to rear elevation, radiator, single pendant light fitting, range of fitted bedroom furniture.

BEDROOM THREE

3.09 x 1.96 (10'1" x 6'5")

UPVC double glazed window with Georgian effect window bars to front aspect, radiator, storage cupboard over the stairs housing combi boiler.

BATHROOM

1.94 x 1.64 (6'4" x 5'4")

Modern white suite comprising: Shower cubicle with electric shower, vanity wash basin and vanity low flush WC, heating towel rail and flush ceiling light. UPVC double glazed window to rear elevation. tiled floorcovering, fully tiled walls.

OUTSIDE REAR

To the rear there is a well established garden, with mature planted raised border, paved patio area and lawned area, with side border, low level boundary fencing to righthand side, high level boundary fencing to left hand side and rear. Greenhouse, Summerhouse and shed. High level side gate access leading to.....

OUTSIDE FRONT

Well established front garden with side driveway, lawn to front.

ADDITIONAL INFORMATION

*Broadband

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

*Mobile

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

*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

SERVICES

Mains gas, electricity, water and drainage are connected.

APPLIANCES

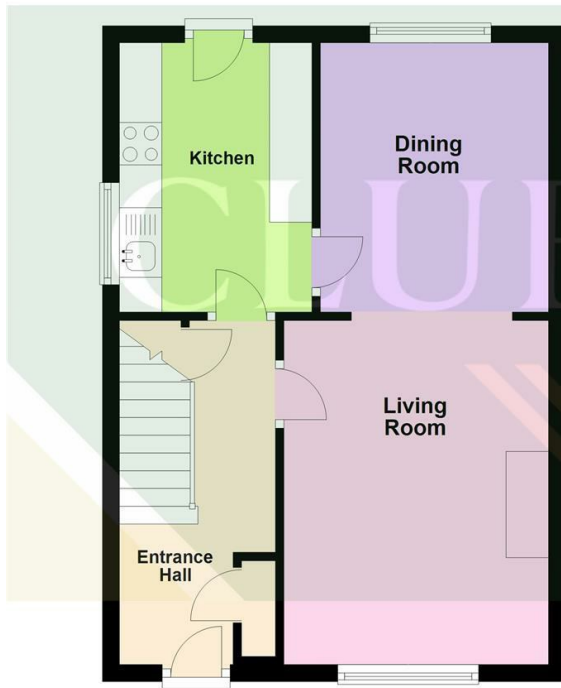
None of the appliances have been tested by the agent.

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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

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.

MATERIAL INFORMATION

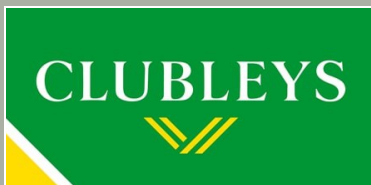
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

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		89
(81-91) B	75	
(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.