



11, Trinity Fold,
South Cave, HU15 2BJ
Offers Over £300,000



Positioned in this exclusive development within the beautiful village of South Cave. We offer to the market this stunning semi-detached house with accommodation spanning three floors.

Comprising: a light spacious lounge, modern fitted dining kitchen which is a real highlight of the home, the ground floor also features a convenient downstairs cloakroom.

The 1st floor boasts three generously sized bedrooms, and further bedroom to the 2nd floor. The family bathroom is well-appointed, complete with a shower.

Outside, the gardens provide a delightful outdoor space for children to play. Additionally, the detached garage to the side elevation offers secure storage or parking, with further parking available on the property. This residence is sure to impress, don't delay view today!

EPC: C



Tenure: Freehold
BAND:

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

Composite front door, with laminate flooring, stairs, door leading to...

CLOAKROOM

With wall mounted WC, vanity wash basin, tiled splashbacks and flooring, heated towel rail, understairs storage cupboard.

LIVING ROOM

4.9 x 3.7 (16'0" x 12'1")

UPVC double glazed window with Georgian style bars to front aspect. Wood laminate flooring, Fireplace with marble hearth and surround with gas fire. Single pendant light fitting. Door leading into...

BREAKFAST KITCHEN

5.7 x 3.0 (18'8" x 9'10")

UPVC double glazed window in kitchen area and french doors with half side panels either side from the dining room leading to rear garden. Tiled flooring. A range of wood painted, base and wall mounted units, sink and half drainer sink unit with mixer tap, integrated dishwasher, double oven, gas hob and extractor hood, tiled splashbacks and complimentary worktops. Downlights from the kitchen area, single pendant light fitting to dining room. Leading to...

UTILITY ROOM

1.9 x 1.5 (6'2" x 4'11")

UPVC double glazed external, half glazed door to side aspect. Tiled flooring, built in worktop with plumbing for washer and space for fridge/freezer. Single pendant light fitting.

FIRST FLOOR

LANDING

UPVC double glazed window to side aspect, built in overstairs storage cupboard housing Combi boiler. Stairs leading to 2nd floor. Doors leading to...

BATHROOM

2.6 x 2.2 (8'6" x 7'2")

Modern white suite: with UPVC double glazed privacy glass window with Georgian style bars to rear aspect, tiled flooring and splashbacks, wall mounted housed WC, vanity wash basin with mixer taps, panel bath with shower screen & mixer tap with pull down shower head. Upright wall mounted radiator. Built in storage shelves.

BEDROOM TWO

3.9 x 3.5 (12'9" x 11'5")

UPVC double glazed window with Georgian style bars to rear aspect. Radiator, single pendant light fitting, a range of built in bedroom furniture.

BEDROOM THREE

3.2 x 3.0 (10'5" x 9'10")

UPVC double glazed window with Georgian style bars to front aspect. Single pendant light fitting, radiator. Walk in storage cupboard.

BEDROOM FOUR

2.8 x 2.1 (9'2" x 6'10")

UPVC double glazed window with Georgian style bars to rear aspect, radiator and single pendant light fitting.

SECOND FLOOR

LANDING

With elevated skylight window

MASTER BEDROOM

4.8 x 3.2 (15'8" x 10'5")

UPVC double glazed dormer windows with Georgian style bars to both front and rear elevation. Laminated wood effect floor covering, radiator, single pendant light fitting. A range of built in bedroom furniture. Door leading to...

ENSUITE

2.7 x 2.0 (8'10" x 6'6")

Modern suite comprising: UPVC double glazed window with Georgian style window bars and privacy screening, walk in double shower, with waterfall shower head and pull down shower heads, tiled cubicle and half tiled walls. Wall mounted housed WC

OUTSIDE

REAR GARDEN

Landscaped garden with artificial turf, paved patio area, raised border to rear and right hand side, high level timber fencing to left hand side, high level brick wall to rear boundary and right hand side boundary. Pathway to side, leading to...

FRONT GARDEN

Single detached brick built garage, with personal door, electric panel garage door. Lawn to front, block paved driveway providing parking

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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

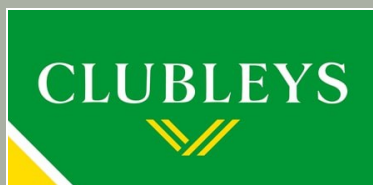
FREE VALUATIONS FOR SALE

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	77	85
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.