



55, The Meadows,  
South Cave, HU15 2HR  
£285,000



NO CHAIN INVOLVED – This well-presented three-bedroom bungalow offers a contemporary feel throughout, finished in stylish neutral tones. The flexible layout includes an entrance hall, a spacious lounge with dining area, modern kitchen and a shower room. The master bedroom benefits from an en-suite, with two further bedrooms, one of which presents an excellent opportunity to be opened up into the kitchen to form an open-plan dining area if desired. Externally, the property boasts beautifully landscaped gardens to both the front and rear, with a sloping pathway providing ease of access to the property. There is also a private driveway offering off-street parking and a single garage. Early viewing is highly recommended to fully appreciate this delightful home.

Tenure - Freehold  
Council Tax Band- C  
EPC - C



Tenure: Freehold  
East Riding of Yorkshire  
BAND: C

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door provides access to the property, leading to all rooms with built in cupboard. Wood effect flooring.

### LIVING ROOM

5.31m x 3.45m (17'5 x 11'4)

Spacious living room with bay window, feature fireplace housing electric fire.

### KITCHEN

3.43m x 2.36m (11'3 x 7'9)

Good range of shaker style wall and floor units with complimentary work surfaces incorporating a stainless steel sink unit, integrated split level double oven, gas hob with chimney extractor over. Space for fridge, freezer and washing machine. Side entrance door.

### BEDROOM THREE/DINING ROOM

2.44m x 2.16m (8 x 7'1)

To the side elevation.

### BEDROOM TWO

3.18m x 2.41m (10'5 x 7'11)

Double room to the rear elevation.

### BEDROOM ONE

3.35m x 3.00m (11 x 9'10)

Good sized double room to the rear elevation. Door into..

### EN SUITE

2.69m x 1.32m (8'10 x 4'4)

Modern suite comprising of a tiled shower enclosure with remote operated thermostatic shower, vanity sink unit with storage under and concealed Wc with modern tiled splashbacks and chrome ladder radiator.

### SHOWER ROOM

2.26m x 1.75m (7'5 x 5'9)

Modern contemporary shower room comprising of a large walk in shower enclosure with remote operated shower thermostatic shower, vanity sink unit with storage under and concealed Wc. Complimentary tiling to the walls and large chrome towel ladder radiator.

## OUTSIDE

To the front of the property is a mid height privacy hedge and pathway which sweeps from the side of the property where there is a driveway leading to the detached garage with electric roller door and an additional lawned area. To the rear is a well tended garden laid mainly to lawn with planted beds, gravelled borders and patio adjacent to the property.

## 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 AND APPLIANCES

Mains water, drainage, electricity and gas are connected to the property. None of the appliances have been checked by the agent.

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## Ground 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](mailto:surveys@clubleys.com)

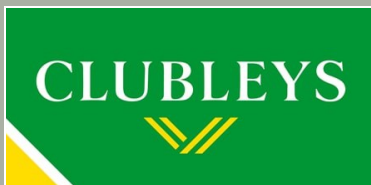
### FREE VALUATIONS FOR SALE

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](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 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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 72      | 86                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.