



18, Castle Rise,
South Cave, HU15 2ET
£320,000



****A GARDENERS DELIGHT!****

This stunning two bedroom detached bungalow sits in beautiful picturesque grounds and oozes relaxation and comfort. The accommodation itself flows seamlessly throughout with the most stunning views of the rear aspect through an imposing picture window.

Upon entering you will find a light and airy entrance hall with access off to all rooms comprising: lounge, dining area, fitted kitchen, day room, cloakroom/wc, master bedroom (fitted), further 2nd bedroom (fitted) and shower room.

Positioned in this stunning village location - Viewing is highly recommended to really appreciate the property.

Council Tax Band: D

Please call our Brough Office: 01482 662211.



Tenure: Freehold
BAND:

ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

Wooden half glazed external door, LVT wood effect flooring, built in storage cupboard, leading off to inner hallway, doors leading to....

LOUNGE

4.28 x 3.70 (14'0" x 12'1")

UPVC double glazed window to front elevation with feature log burner

KITCHEN/DINING AREA

8.04 x 4.56 (26'4" x 14'11")

UPVC double glazed windows to side and rear elevation. LVT wood effect flooring, downlights, a range of wood painted base and wall mounted units with integrated washer, range cooker and extractor over, space for fridge/freezer, composite cream sink and a half drainer with mixer tap. complimentary worktops and tiled splashbacks. Wooden half glazed door to side elevation. Open plan leading to....

DAY ROOM

4.13 x 3.47 (13'6" x 11'4")

UPVC double glazed window to side elevation and full length picture window to rear. LVT wood effect flooring, feature log burner stood on a tiled hearth. Loft access.

CLOAKROOM

1.34 x 1.20 (4'4" x 3'11")

UPVC double glazed window to side elevation, low level WC, pedestal wash hand basin, tiled splashbacks, downlights.

INNER HALLWAY

Built in storage cupboard housing boiler, loft access, LVT wood effect flooring, doors leading to...

SHOWER ROOM

2.48 x 1.70 (8'1" x 5'6")

Fully tiled modern suite comprising: large walk in shower. pedestal wash hand basin, low flush wc. heated towel radiator, luxury vinyl flooring, downlights and extractor fan. Window to side aspect

MASTER BEDROOM

3.81 x 2.96 (12'5" x 9'8")

UPVC double glazed window to front and side elevation, a range of built in wardrobes.

BEDROOM TWO

2.75 x 2.75 (9'0" x 9'0")

UPVC double glazed window to side elevation. built in wardrobes.

OUTSIDE (FRONT & REAR)

To the front of the property a concrete driveway offers multiple off street parking, a further block-paved side driveway leads to a detached garage with up and over door. Laid to lawn with mature shrubs, plants and landscaped borders. Timber boundary fencing to one side.

To the rear you will find beautiful, extensive well established gardens, an array of mature trees, plants and shrubs, with summerhouse. The garden is perfectly laid out and splits into its own unique spaces of comfort and relaxation. With additional outhouse/shed, greenhouse. There is a separate paved pathway leading to a seating area bordered by a luscious green hedge. A gardeners delight!

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.

AGENTS NOTE

None of the appliances have been tested by the selling agent.

SERVICES

Mains drainage, water, gas, electricity.

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Estate Agents | Lettings Agents | Chartered Surveyors



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

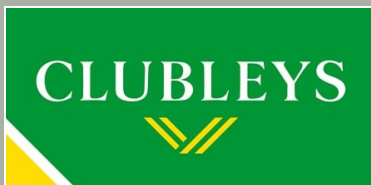
FREE VALUATIONS FOR SALE

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		
(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.