



Castle Drive, South Cave, HU15 2ES
£305,000

Philip
Bannister
Estate & Letting Agents

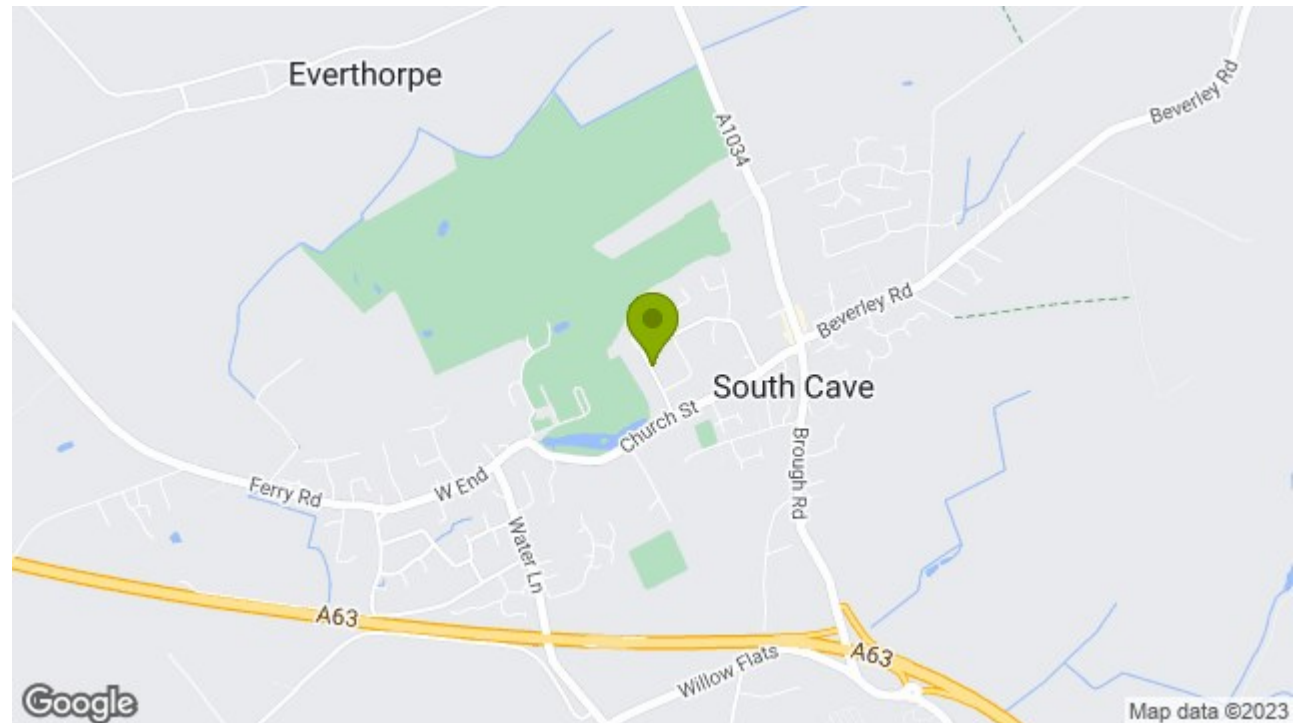
Castle Drive, South Cave, HU15 2ES

Key Features

- Detached Home
- Versatile Layout
- 3 Bedrooms
- 2 Bath/Shower Rooms
- Open Plan Lounge Diner
- Kitchen + Utility Room
- Conservatory
- Fabulous Rear Garden
- Excellent Driveway Parking + Garage
- ER - E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

A 3-bedroom house located in a sought-after area of South Cave. Nestled in a popular street scene, this property boasts a private and beautifully established rear garden, a real feature of the home.. The layout of the house offers versatility, with two bedrooms on the first floor and an additional ground floor bedroom, offering convenience and flexibility for various living arrangements. The ground floor bathroom and first floor shower room cater to modern-day needs. The spacious open plan lounge diner, complemented by a delightful conservatory which enjoys views over the garden. The well-appointed kitchen and separate utility room ensure practicality and ample storage. With an extensive driveway and a garage, there is ample off street parking.





ACCOMMODATION

The versatile accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Accessed from the side of the property, the entrance hall leads to the accommodation at ground floor level.

LOUNGE

16'10 x 12' (5.13m x 3.66m)

A front facing reception room with a window to the elevation and second window to the side. There is a feature fireplace housing a living flame gas fire. A step leads open plan to;

DINING ROOM

13'7 x 12' (4.14m x 3.66m)

With ample space for a dining table and chairs, a serving hatch opens from the kitchen and a staircase leads to the first floor accommodation.

CONSERVATORY

11'3 x 10'4 (3.43m x 3.15m)

A brick and uPVC conservatory overlooks the rear garden with a pair of French doors opening out.

KITCHEN

9'11 x 9'7 (3.02m x 2.92m)

The kitchen is fitted with a range of wall and base units mounted with contrasting worksurfaces beneath a tiled splashback. A 1 1/2 bowl stainless steel sink unit sits beneath a window to the rear and there is an integral double oven, hob and concealed extractor. There is space for an undercounter fridge, plumbing for a slimline dishwasher and a door leading to:

UTILITY ROOM

Extending to the rear of the property, with space and plumbing for an automatic washing machine, worksurface with sink unit, further space for additional white goods. A breakfast bar sits beneath windows overlooking the garden, a door leads out and there is an internal door to the garage.

BEDROOM 3/OFFICE

10'5 x 10' (3.18m x 3.05m)

A ground floor bedroom offering excellent versatility.

BATHROOM

The ground floor bathroom is fitted with a three piece suite incorporating a WC, vanity wash basin and a walk-in bath with handheld shower attachment. There is tiling to the walls and a window to the side.

FIRST FLOOR

LANDING

With access to the first floor accommodation. There is a window to the side elevation.

SHOWER ROOM

Fitted with a three piece suite comprising WC and vanity wash basin within a fixed unit, and a shower enclosure. There are partially tiled walls, a ladder-style heated towel rail and a window to the side.

BEDROOM 2

11'10 x 13'8 (3.61m x 4.17m)

Located to the front of the property is this double bedroom with a vaulted-style ceiling, fitted wardrobes and access to eaves storage.

BEDROOM 1

12'11 x 14'3 (3.94m x 4.34m)

A good sized master bedroom positioned to the rear

of the property and enjoying a pleasant aspect. There are a number of fitted wardrobes and eaves access points.

OUTSIDE

FRONT

To the front of the property there is a lawned garden with established hedging to the front boundary. An extensive block paved driveway provides excellent off street parking facilities whilst leading to the garage.

REAR

The rear garden is a real feature of this property. It offers an excellent open space which is not overlooked to the rear.

GARAGE

The attached garage features an up and over door, light and power. There is also access to the rear via the utility room.

GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.



TENURE

We understand that the property is Freehold

VIEWINGS

Strictly by appointment with the sole agents.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

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GROUND FLOOR
1030 sq.ft. (95.7 sq.m.) approx.

1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1437 sq.ft. (133.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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