



The Stray, South Cave, HU15 2AL
£365,000


Philip
Bannister
Estate & Letting Agents

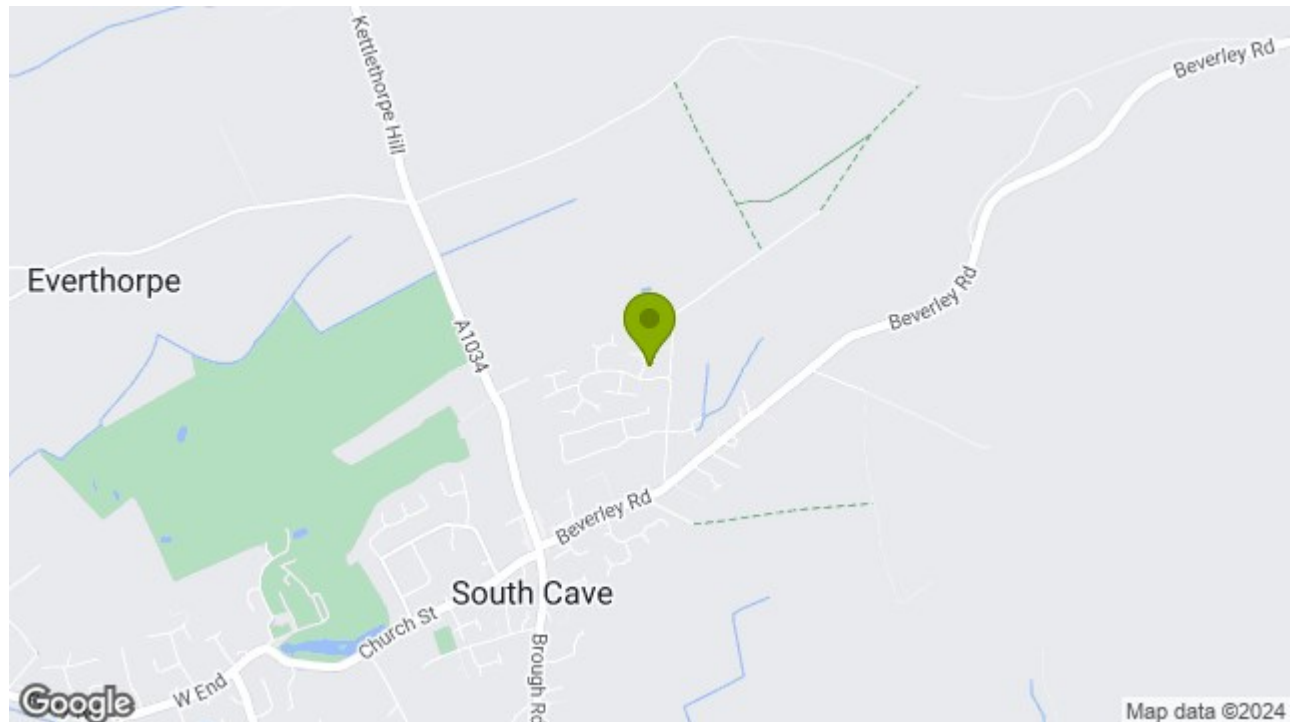
The Stray, South Cave, HU15 2AL

Nestled within a sought-after cul-de-sac at the foot of The Wolds, this spacious detached bungalow epitomises comfortable living. Impeccably maintained, the property boasts a versatile layout with three bedrooms, two reception rooms, a contemporary breakfast kitchen, a luxurious bath and a modern en-suite shower room. Outside, a the attractive rear garden offers excellent privacy, while a generous side driveway leads to a detached double garage. With its charming appeal and prime location, this bungalow offers a delightful opportunity for the discerning purchaser.

Key Features

- Spacious Detached Bungalow
- 3 Bedrooms
- 2 Reception Rooms
- Tastefully Presented Throughout
- Contemporary Kitchen
- Well Appointed Bathroom & En-Suite
- Private Rear Garden
- Driveway & Double Garage
- Attractive Cul-De-Sac Location
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





ACCOMMODATION

The property is arranged over a single storey and comprises:

ENTRANCE HALL

Allowing access to the property through a uPVC door to the side elevation. The hallway leads to the internal accommodation and is fitted with Karndean flooring throughout and there are two useful storage cupboards.

LOUNGE

21'10 x 12'2 (6.65m x 3.71m)

The spacious reception room features a central fireplace with a living flame gas fire, hearth and mantle. There are two windows to the side elevation and sliding patio doors opening to the rear garden.

DINING ROOM/BEDROOM 4

11'6 x 9'6 (3.51m x 2.90m)

A second reception room which could be utilised as a fourth bedroom if desired. There is a window to the side elevation and a continuation of the Karndean flooring.

BREAKFAST KITCHEN

13'4 x 13'4 (4.06m x 4.06m)

The modern kitchen is fitted with a comprehensive selection of wall and base units mounted with complementary work surfaces and a tiled splashback. A sink unit with mixer tap sits beneath a window to the side elevation and the integral appliances include an oven, microwave, hob, extractor hood and a fridge freezer. There is space and plumbing for an automatic washing machine, a further window to the rear and a door leading to the garden. The room is finished with plinth lighting and vinyl click flooring.

BEDROOM 1

9'8 x 14'2 (2.95m x 4.32m)

The fitted master bedroom features a range of wardrobes, drawers and overhead storage. There is a bow window to the front elevation, a continuation of the Karndean flooring and en-suite facilities off.

EN-SUITE

This superbly appointed en-suite is beautifully finished and fitted with a three piece suite comprising WC and wash basin mounted within a fixed unit and a large walk-in shower with a thermostatic shower attachment. There are fully tiled walls, chrome ladder towel rail and a window to the side elevation.

BEDROOM 2

11'4 x 11' (3.45m x 3.35m)

The second bedroom is of double proportions with windows to the front and side elevations.

BEDROOM 3

7'7 x 11'1 (2.31m x 3.38m)

The third bedroom is an excellent size and features a window to the side elevation and a continuation of the Karndean flooring.

BATHROOM

The attractive bathroom is fitted with a four piece suite comprising WC and vanity wash basin within a fixed unit, bath and corner shower enclosure. There are tiled walls, a chrome heated towel rail and a window to the side elevation.

OUTSIDE

FRONT

To the front of the property there is a small lawned garden and gated access to the side.

REAR

The rear garden offers excellent privacy and features a paved patio which leads to the garage and a further patio. There is an area of lawn, timber fencing to the perimeter and gated access from the driveway.

DRIVEWAY & DOUBLE GARAGE

A block paved side driveway provides excellent parking facilities and leads to a detached double garage. The garage features an electric up and over door, light and power supply. There is further personnel access door from the rear garden.

GENERAL INFORMATION ELLOUGHTON

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 uPVC 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 E. (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? ELLOUGHTON

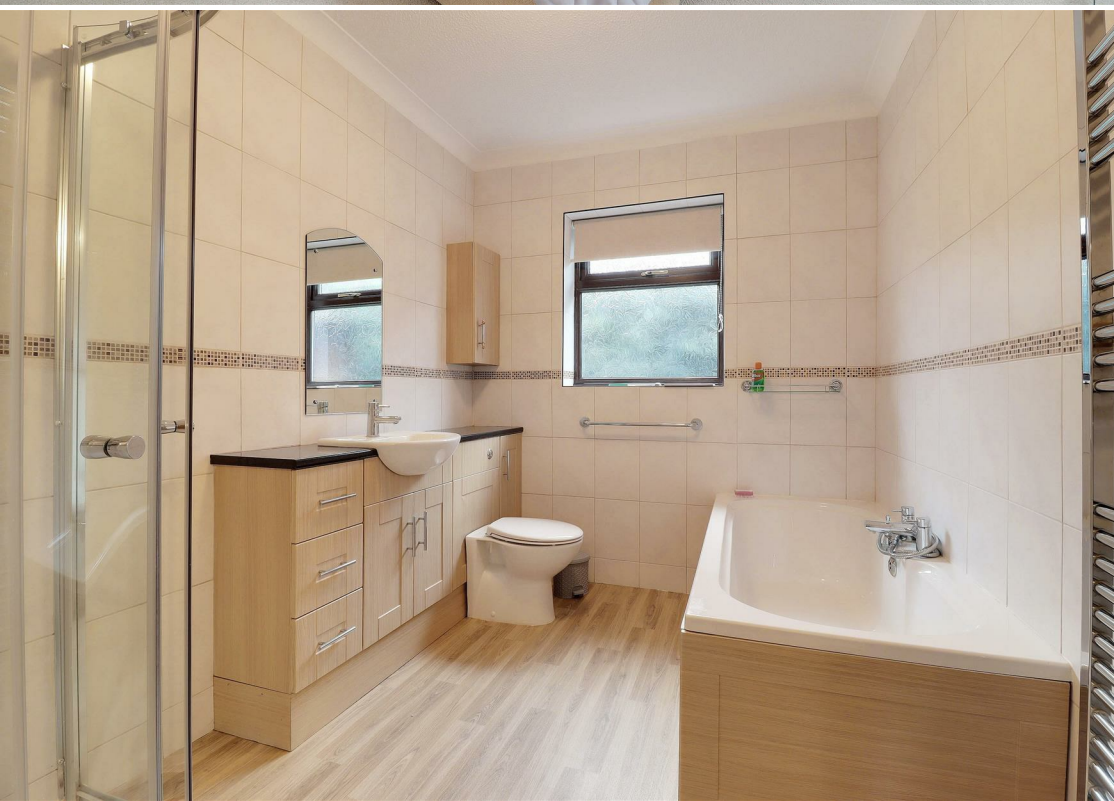
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.

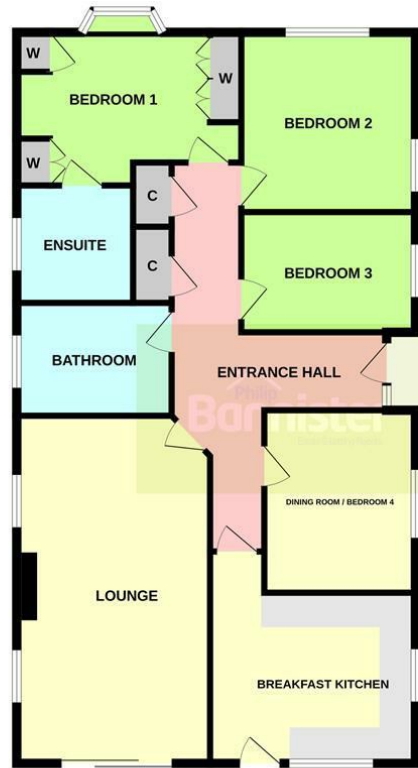
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make

or give any representation or warranty whatever in relation to this property. If there is any point which is of 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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100



GROUND FLOOR
1143 sq.ft. (106.2 sq.m.) approx.



TOTAL FLOOR AREA : 1143 sq.ft. (106.2 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.
Made with Metropix CS2024



1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW
Tel: 01482 668663 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk


Estate & Letting Agents