



West Hall Garth, South Cave, HU15 2HA
Guide Price £200,000

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Estate & Letting Agents

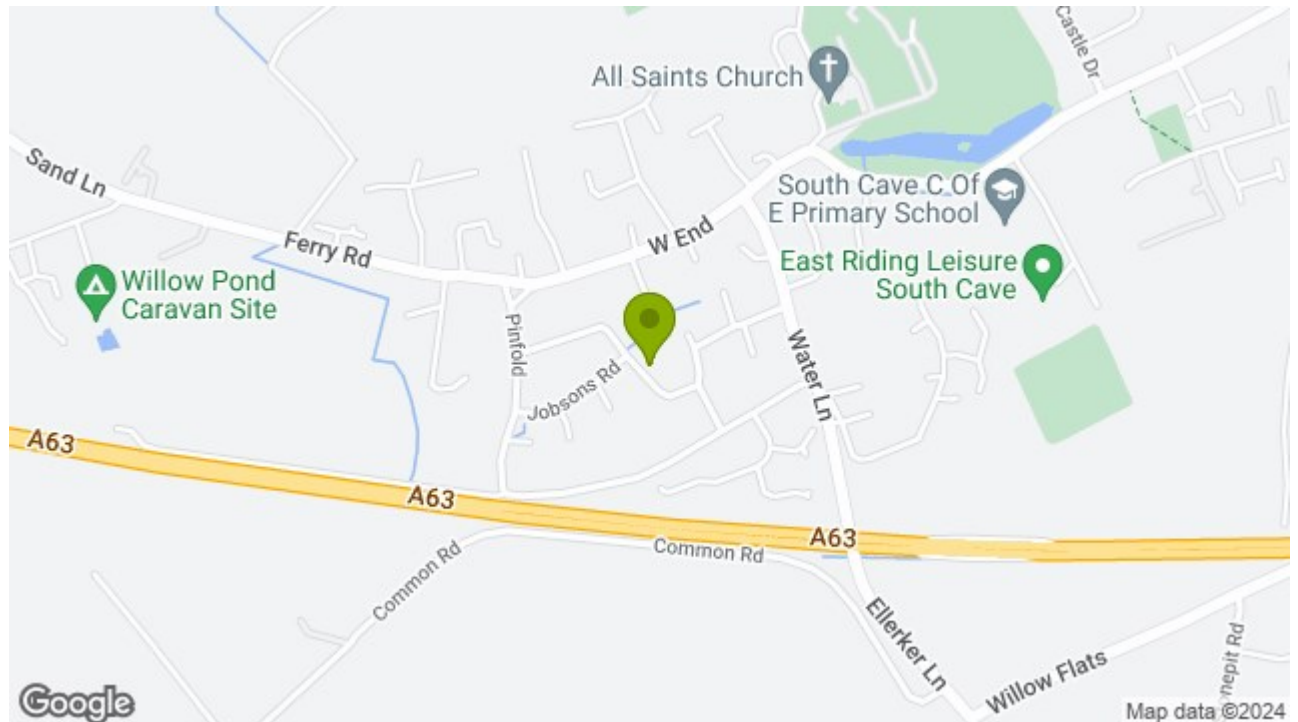
West Hall Garth, South Cave, HU15 2HA

GUIDE PRICE £200,000 - £210,000 - Located in the highly coveted village of South Cave is this semi-detached 3-bedroom family home. Welcoming you through its entrance hall, the property boasts a contemporary fitted kitchen, a generously sized through lounge diner, and a conservatory to the ground floor. Upon the first floor, there are three bedrooms, two of which are fitted, along with a convenient shower room. The exterior features gardens at both the front and rear, with the rear being a good size. A side driveway, providing ample parking space, leads to a garage.

Key Features

- GUIDE PRICE £200,000 - £210,000
- 3 Bedroom Semi-Detached House
- Sought After Location
- Attractive Gardens
- Modern Kitchen
- Spacious Through Lounge Diner
- Driveway & Garage
- Conservatory To The Rear
- EPC = C
- Council Tax = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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	





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door. There is a staircase leading to the first floor and an internal door to:

KITCHEN

10'1 x 7'1 (3.07m x 2.16m)

The modern fitted kitchen comprises a range of wall and base units mounted with contrasting worksurfaces beneath a tiled splashback. A sink unit with mixer tap sits beneath a window to the side elevation, integral appliances include an oven, gas hob, extractor hood and microwave. There is space for an undercounter fridge and an automatic washing machine. A door leads to the conservatory.

LOUNGE DINER

23'11 x 10'3 max (7.29m x 3.12m max)

The spacious dual aspect lounge diner includes a feature fireplace housing a living flame gas fire, there is a window to the front elevation and a door leading to the conservatory.

CONSERVATORY

6'7 x 13'8 (2.01m x 4.17m)

The uPVC conservatory is positioned to the rear of the property and overlooks the garden.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

13'5 x 9'11 (4.09m x 3.02m)

The master bedroom is positioned to the front of the property and features a wall of fitted wardrobes.

BEDROOM 2

10'10 x 9'11 (3.30m x 3.02m)

A second double bedroom which has fitted wardrobes and a dressing area, a window to the rear elevation.

BEDROOM 3

10'3 x 6'5 (3.12m x 1.96m)

A good sized third bedroom with a window to the front elevation.

SHOWER ROOM

5'8 x 6'4 (1.73m x 1.93m)

Fitted with a three piece suite comprising WC, pedestal wash basin and a corner shower cubicle. There is partial tiling and partial splashboards to the walls and a window to the rear elevation.

OUTSIDE

FRONT

To the front of the property there is a lanwed garden with planting beds and a footpath leading to the entrance door.

REAR

To the rear of the property there is an excellent sized garden with a central lawn and a large patio beyond. A paved footpath leads to a garden shed and a gravelled area to one corner.

DRIVEWAY & GARAGE

A side driveway provides off street parking and leads to a pre-fabricated garage with up and over door and side personnel door.

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 C. (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.

AGENT NOTES.

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In compliance with NTSTEAT 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
460 sq.ft. (42.7 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 851 sq.ft. (79.1 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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