



West Hall Garth, South Cave, HU15 2HA
£225,000

Philip
Bannister
Estate & Letting Agents

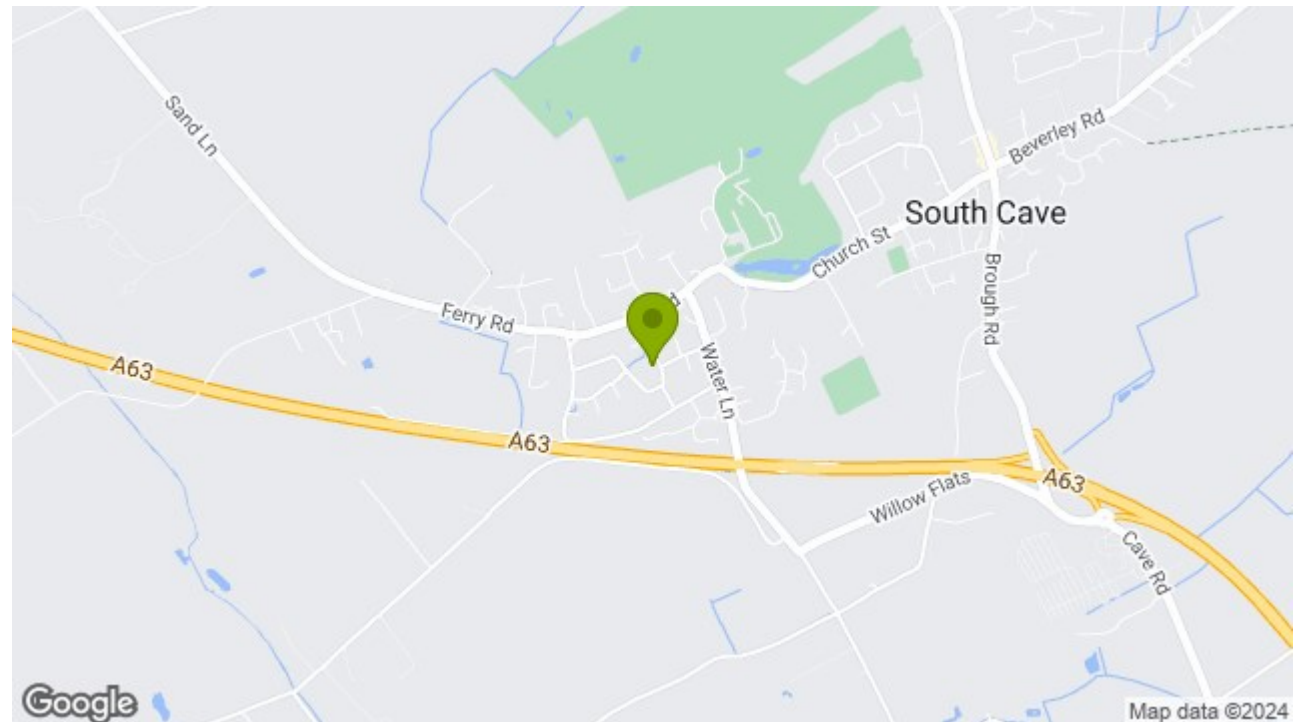
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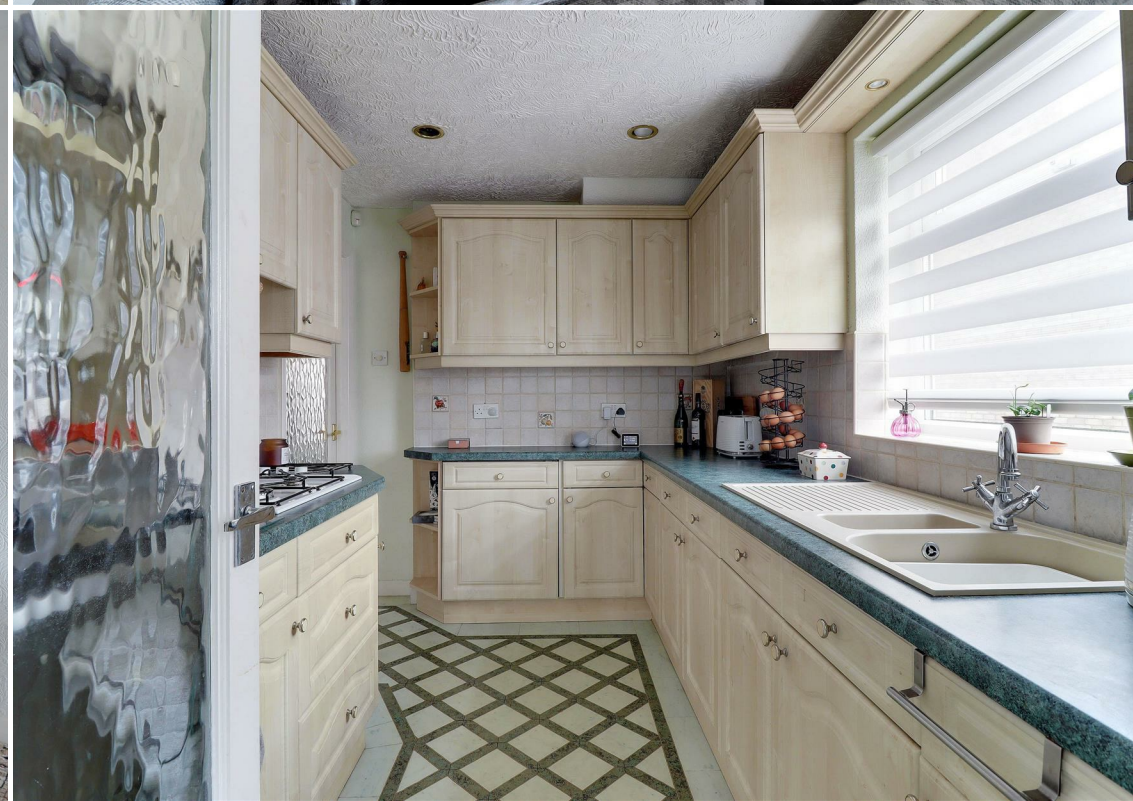
Key Features

- NO CHAIN
- Extended Semi-Detached Home
- 3 Bedrooms
- Westerly Rear Garden
- Spacious Reception Room
- Utility Room & WC
- Side Driveway & Garage
- Cul-De-Sac Location
- EPC = C

NO CHAIN - This 3 bedroom home has been significantly extended to the rear and offers spacious ground floor accommodation. The property stands within a popular residential area of West Hall Garth and enjoys a westerly aspect to the rear, The accommodation comprises entrance porch to hallway, through lounge diner which extends to a sitting area overlooking the garden. There is also a fitted kitchen, utility and downstairs cloakroom/WC. Upon the first floor there are 3 bedrooms and a bathroom. The property occupies an attractive plot having well stocked gardens to both front and rear, excellent parking facilities with a side driveway leading to a brick garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(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 accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE PORCH

A uPVC entrance door leads to the porch, with internal door to:

ENTRANCE HALL

With a staircase leading to the first floor, understair storage cupboard and laminated wood flooring.

THROUGH LOUNGE DINER

A spacious and extended dual aspect room which provides designated areas for:

LOUNGE

12'10 x 10'4 (3.91m x 3.15m)

With a large picture window to the front elevation, a stunning log burning stove with a marble hearth and backplate.

DINING AREA

10'8 x 9'1 (3.25m x 2.77m)

With ample space for a dining suite, opening to:

SITTING ROOM

8' x 6'7 (2.44m x 2.01m)

Enjoying pleasant views of the garden through a large picture window.

KITCHEN

10'0 x 7'3 (3.05m x 2.21m)

The kitchen is fitted with a range of wall and base units mounted with worksurfaces beneath a tiled splashback, a 1 1/2 bowl sink unit sits beneath a window to the side elevation and there are integral appliances which include oven, four ring hob, extractor hood and fridge.

UTILITY ROOM

7'11 x 5'3 (2.41m x 1.60m)

With space and plumbing for an automatic washing machine, access to the cloaks/WC and external access door to the rear.

CLOAKROOM/WC

Fitted with a WC.

FIRST FLOOR

LANDING

With a window to the side elevation and access to the accommodation at first floor level.

BEDROOM 1

13'4 x 8'8 + wardrobes (4.06m x 2.64m + wardrobes)

A spacious double bedroom with a window to the front elevation and a wall of fitted wardrobes.

BEDROOM 2

11'0 x 10'4 (3.35m x 3.15m)

A further double bedroom with fitted wardrobes and window to the rear elevation.

BEDROOM 3

10'1 x 6'5 (3.07m x 1.96m)

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

BATHROOM

5'8 x 6'3 (1.73m x 1.91m)

Fitted with a three piece suite comprising WC and wash basin within a fixed unit, panelled bath with shower over. There is tiling to the walls and a window to the rear elevation.

OUTSIDE

FRONT

To the front of the property there is a gravelled area providing additional parking. There are planting beds and hedging to the front and side boundary.

REAR

The attractive and well stocked westerly facing rear garden combines paved and gravelled areas complemented by a block paved patio. The garden is an excellent size and includes a timber shed and a greenhouse.

DRIVEWAY & GARAGE

A side driveway provides excellent off street parking and leads to a brick built single garage with an up and over door, light and power.

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.

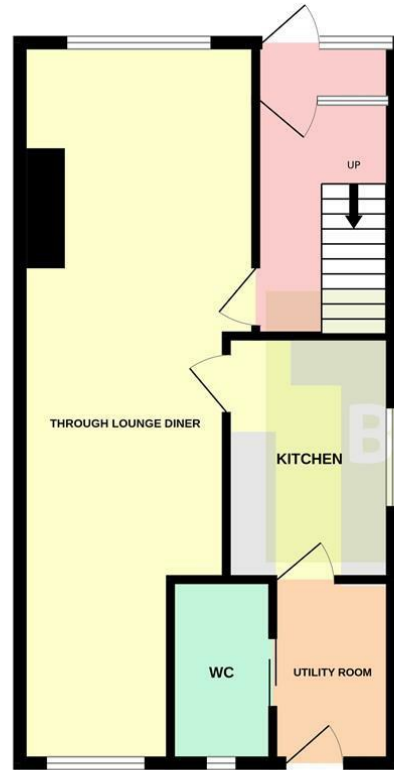
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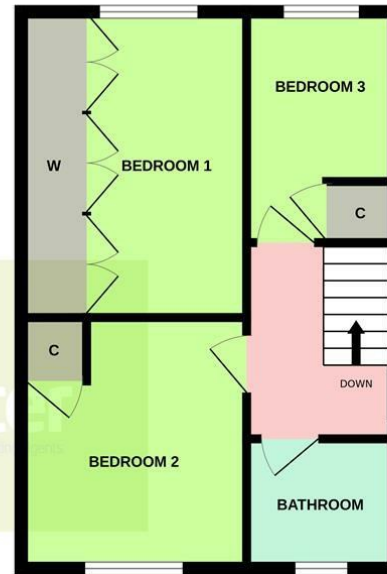
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GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 903 sq.ft. (83.9 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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