



The Stray, South Cave, HU15 2AN  
£370,000

Philip  
**Bannister**  
Estate & Letting Agents



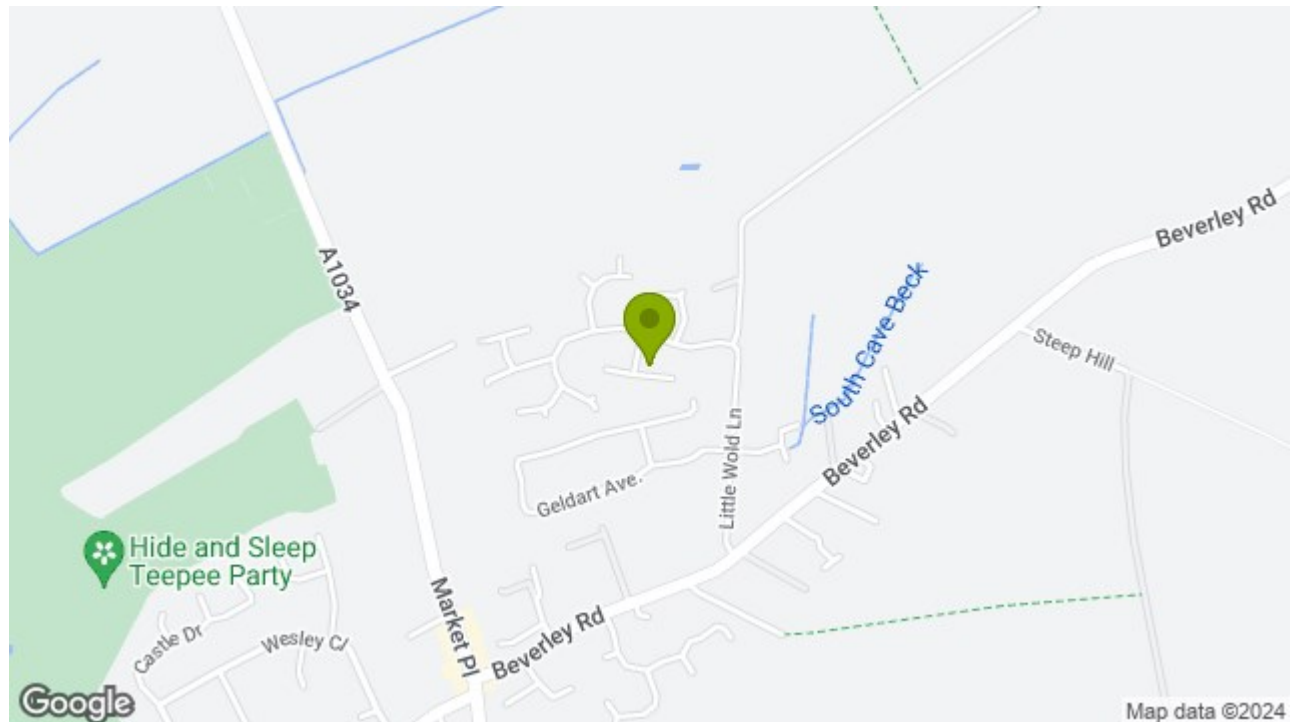
# The Stray, South Cave, HU15 2AN

## Key Features

- Impressive Detached Home
- 4 Double Bedrooms
- 2 Reception Rooms
- Bespoke Fitted Kitchen + Utility Room
- Double Driveway & Double Garage
- En-Suite To Master Bedrooms
- Established Gardens
- Popular Location
- EPC = D

Nestled in the sought-after village of South Cave, this delightful detached 4-bedroom family home is set amidst established and boasts a double-width driveway leading to a detached double garage, ensuring ample parking space. Inside, the home features 4 spacious double bedrooms, with the master bedroom enjoying the luxury of a modern en-suite. A family bathroom caters to the needs of all occupants. The living space is equally impressive, with two reception rooms including an attractive lounge offering views of the rear garden. The bespoke fitted breakfast kitchen is complete with a Rangemaster cooker and a separate utility room for added convenience. With its desirable location, spacious layout, and appealing features, this family home is certainly worth viewing.

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









## ACCOMMODATION

The accommodation is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door. The welcoming hallway features a staircase to the first floor and a cloakroom/WC off.

#### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin. There is a window to the front elevation.

#### LOUNGE

11'2 x 20'2 (3.40m x 6.15m)

A formal reception room of generous proportions, with a feature fireplace housing a living flame gas fire. There is a window and French doors opening to the rear garden.

#### DINING ROOM

11'2 x 9'10 (3.40m x 3.00m)

A second reception room with a window to the front elevation and access to a large under stair storage cupboard.

#### BREAKFAST KITCHEN

17'9 x 9'8 max (5.41m x 2.95m max)

A fabulous bespoke fitted kitchen which comprises a comprehensive range of wall and base units which are mounted with complementary worksurfaces beneath a tiled splashback. A 1 1/2 bowl ceramic sink unit sits beneath a window to the side elevation and the integral appliances include a Rangemaster cooker with hob, dishwasher and fridge freezer.

There is a window to the front elevation with an attractive window seat beneath.

#### UTILITY ROOM

8' x 5'8 (2.44m x 1.73m)

With matching units to those of the kitchen, a tiled splashback, stainless steel sink unit beneath a window to the side elevation. There is space and plumbing for an automatic washing machine, space for a second undercounter appliance, wall mounted boiler and a door leading to the rear garden.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level, there is a window to the side elevation and a built-in cupboard.

#### BEDROOM 1

11'4 + wardrobes x 9'9 (3.45m + wardrobes x 2.97m)

The master bedroom features a window to the front elevation and a wall of fitted wardrobes. There is access to the en-suite.

#### EN-SUITE

The modern well appointed en-suite is fitted with a WC, wash basin and large corner shower enclosure with a thermostatic shower. There is tiling to the walls, a feature window to the front elevation, wall mounted illuminating mirror and underfloor heating to the tiled floor.

#### BEDROOM 2

11'6 x 9'9 (3.51m x 2.97m)

A second double bedroom positioned to the rear of the property.

#### BEDROOM 3

11'4 x 9'9 (3.45m x 2.97m)

A double bedroom positioned to the front of the property.

#### BEDROOM 4

8'2 x 8'1 (2.49m x 2.46m)

A further double bedroom positioned to the rear of the property.

#### BATHROOM

The family bathroom is fitted with a four piece suite comprising WC, twin wash basins and a corner bath. There is decorative tiling, chrome heated towel rail and a window to the rear.

### OUTSIDE

#### FRONT

To the front of the property there are established gardens mainly laid to lawn with planting beds to the front boundary. Steps lead to the residential entrance door and there is a gated access to a side passage.

#### REAR

The delightful rear garden is a real feature of the property having a selection of mature shrubbery, planting beds and a lawn. A patio area adjoins the property and there is a garden pond to one corner. To the far corner there is timber decking with a summerhouse.

### DOUBLE GARAGE & DRIVEWAY

A double width gravelled driveway leads to a detached double garage, with two automated up and over doors, light and power supply. There is a personnel accesses to the side of the property.











## GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of a HIVE system to 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 . (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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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



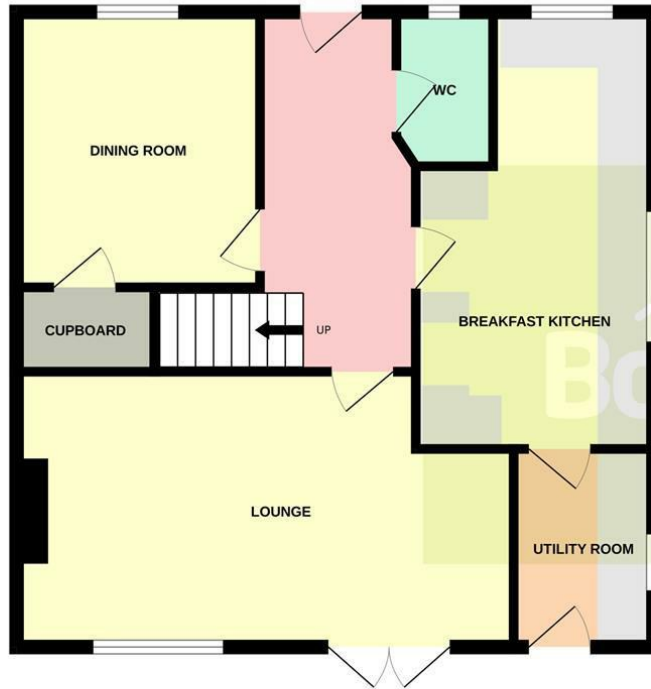








GROUND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 1326 sq.ft. (123.2 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.  
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