



Wold View, South Cave, HU15 2EF  
£138,000

Philip  
**Bannister**  
Estate & Letting Agents

# Wold View, South Cave, HU15 2EF

NO CHAIN - This well-presented one-bedroom semi-detached bungalow, designed for over 55's occupancy, is situated at the head of a pleasant cul-de-sac, close to the centre of the village. The property benefits from estate management services, including a lifeline, window cleaning, and building insurance. Inside, it features a modern kitchen and shower room, a fitted double bedroom, and a bay-fronted lounge with pleasant views of the street scene. Outside, a driveway offers private parking, and the landscaped rear garden enjoys a southerly aspect.

## Key Features

- Well Presented Bungalow
- 1 Double Bedroom
- Head Of Cul-De-Sac Position
- Bay Fronted Lounge With Pleasant Aspect
- Modern Kitchen & Shower Room
- Southerly Rear Garden
- Driveway Parking
- Close To The Centre Of The Village
- Estate Management & Lifeline
- EPC = D / Council Tax = A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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 property is arranged over a single floor and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door. The hallway features a built-in storage cupboard.

#### LOUNGE

10'0" x 13'8" + bay (3.07m x 4.19m + bay)

A bay fronted reception room which enjoys pleasant views down the street scene, a feature fireplace houses an electric fire.

#### KITCHEN

10'9" x 5'6" (3.28m x 1.70m)

The well appointed fitted kitchen comprises a range of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. A stainless steel sink unit sits beneath a window to the front elevation and there are integral appliances which include an electric oven, gas hob beneath a filter hood and a fridge freezer. There is space and plumbing for an automatic washing machine and undercabinet lighting.

#### BEDROOM

10'0" x 7'10" (3.05m x 2.39m)

A double bedroom with a range of fitted wardrobes and overhead cabinets. A window is to the rear.

#### SHOWER ROOM

The modern shower room is fitted with a three piece suite comprising WC, vanity wash basin within a fixed unit and a corner shower enclosure with a thermostatic shower. There are marble effect tile walls, a chrome heated towel rail and a window to the side elevation.

### OUTSIDE

#### FRONT

To the front of the property there is a lawned garden and a decorative border adjoining the property.

#### REAR

The delightful landscaped rear garden enjoys a southerly aspect and offers excellent privacy. Accessed through a wooden pergola, the garden features raised planting beds with timber retaining walls and a circular patio are sits centrally. To one corner there is a good sized timber shed.

### DRIVEWAY

A side driveway provides off street parking.

### 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 A. (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. There is however an estate service charge for this location which is run by Anchor Hanover Group. We understand that a monthly service charge in the region of £126.25 per month is payable which includes buildings insurance, estate manager service, alarm cord, window cleaning once a month, soffits and gutters cleaned twice yearly and regular grass cutting to the front of the property. We would recommended that a purchaser seek clarification of this for themselves, please note that these charges are subject to potential increase.

### OCCUPANCY

The development is built specifically for residents aged over 55, therefore occupants of the property must meet this criteria.

### 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.

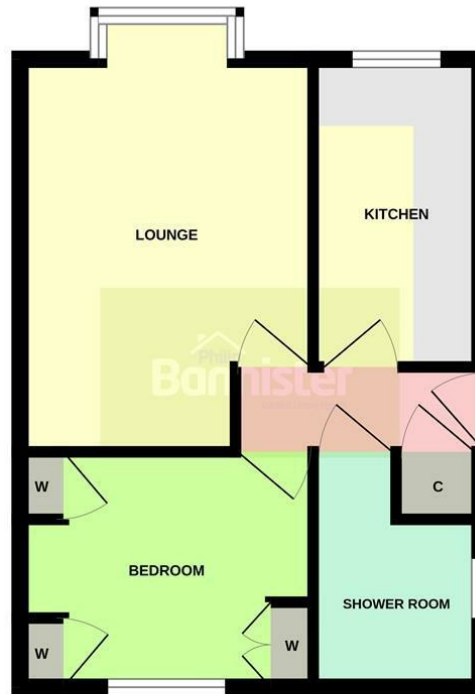
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all 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 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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