



Lloyds Close, South Cave, HU15 2HW  
Guide Price £389,950

  
**Philip  
Bannister**  
Estate & Letting Agents

# Lloyds Close, South Cave, HU15 2HW

## Key Features

- Spacious Detached Home
- Private Southerly Garden
- Family Sized Accommodation
- Immaculately Presented Throughout
- 4 Good Sized Bedrooms
- Bathroom & Ground Floor Shower Room
- 2 Reception Rooms
- Double Garage & Driveway
- EPC = D

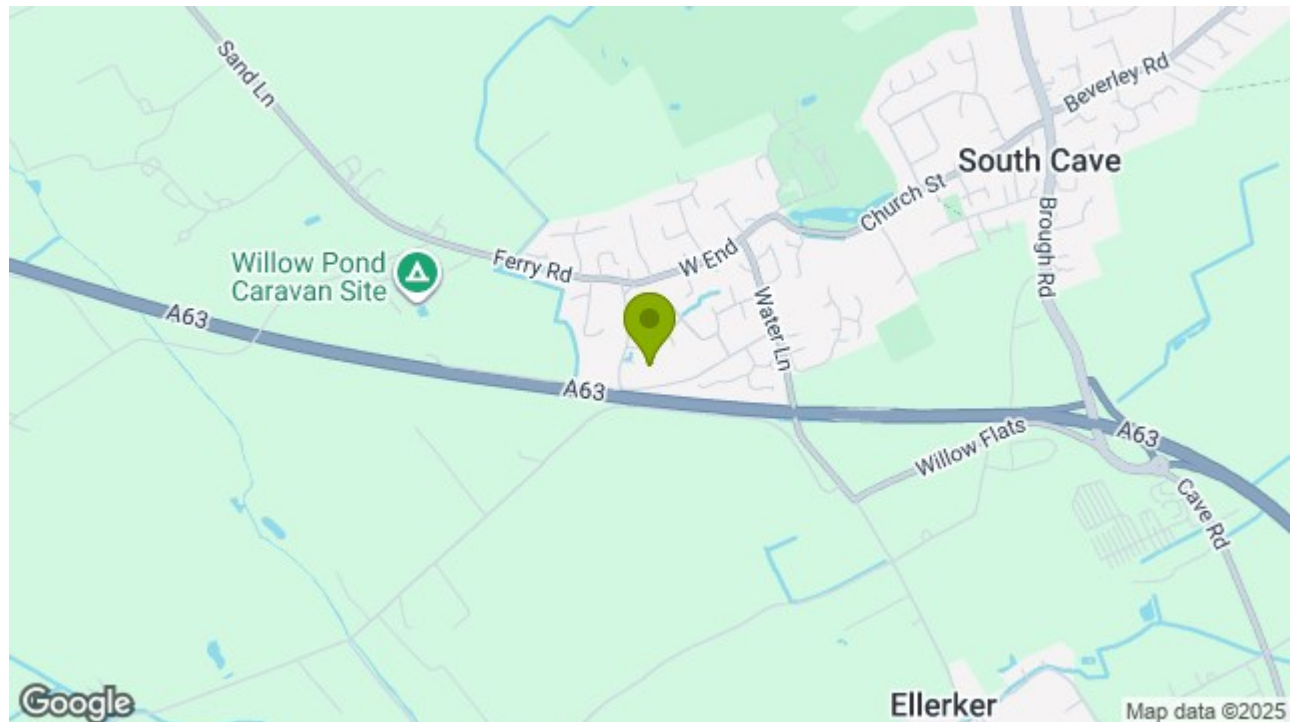
Located in the sought-after village of South Cave, this immaculately presented, family-sized detached home enjoys a position within a small cul-de-sac and boasts a private southerly rear garden, providing a tranquil outdoor space ideal for relaxation and entertainment. The impressive range of accommodation includes an entrance porch leading to a welcoming hall, a spacious lounge with sliding doors that open to the garden, a versatile second reception room, a fitted breakfast kitchen, and a convenient ground floor shower room.

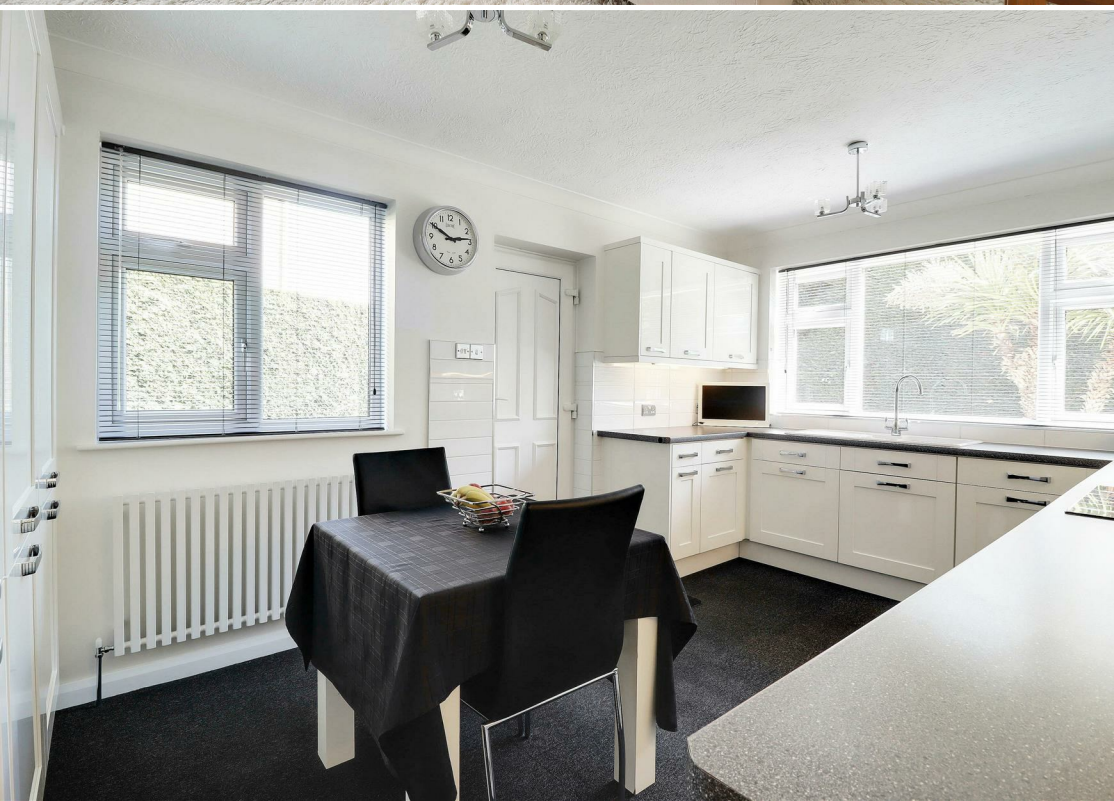
The first floor features four generously sized bedrooms and a well-appointed family bathroom, offering ample space for a growing family. There is also the potential to extend the property above the existing garage and to the rear (subject to the necessary consents), further enhancing what is already a fabulous home.

Outside, the extensive driveway parking and double garage ensure ample space for multiple vehicles.

The property has been meticulously maintained by the current owners, ensuring it is in pristine condition and ready for immediate occupancy. This fabulous home represents an opportunity for buyers seeking a move-in ready property in a desirable location.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
England & Wales		
EU Directive 2002/91/EC		





## ACCOMMODATION

The accommodation is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE PORCH

Allowing access to the property through a residential entrance door. An internal door leads to:

#### ENTRANCE HALL

A welcoming entrance hall features a staircase with solid oak balustrades leading to the first floor accommodation. There is access to the internal accommodation.

#### SHOWER ROOM

The well appointed shower room is fitted with a three piece suite comprising WC, wash basin and a double width shower cubicle. There is tiling to the walls and flooring along with a traditional column radiator with drying rail.

#### LOUNGE

11'9 x 21'11 (3.58m x 6.68m)

A spacious reception room positioned to the rear of the property with a sliding door opening to the garden. There is a feature fireplace housing a living flame gas fire and a window to the rear with a traditional column radiator beneath.

#### DINING ROOM

11'11 x 9'11 (3.63m x 3.02m)

A front facing reception room which offers excellent versatility. There is a bow window to the front elevation and a traditional column style radiator.

#### BREAKFAST KITCHEN

15'10 x 9'11 (4.83m x 3.02m)

The fitted kitchen comprises a comprehensive

selection of shaker style wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. A ceramic sink unit with swan neck mixer tap sits beneath a window to the rear elevation. A host of integral appliances include an electric oven, ceramic hob beneath a concealed cistern and fridge freezer. There is space for a breakfast table, a further window to the side elevation and a door leading out.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level. There is a continuation of the solid oak balustrades, a window to the side elevation and a built-in airing cupboard.

#### BEDROOM 1

13'8 x 10' (4.17m x 3.05m)

A spacious double bedroom with a window to the front elevation.

#### BEDROOM 2

13'11 x 9'11 (4.24m x 3.02m)

A second double bedroom positioned to the rear elevation.

#### BEDROOM 3

11'11 x 12'7 (3.63m x 3.84m)

A further double bedroom with a dual aspect having windows to the front and rear elevations.

#### BEDROOM 4

8'9 x 8'11 (2.67m x 2.72m)

A good sized fourth bedroom with a window to the rear elevation.

#### BATHROOM

The family bathroom is fitted with a three piece

suite comprising WC, pedestal wash basin and a panelled bath with a mixer shower over. There is tiling to the walls and a window to the front elevation.

### OUTSIDE

#### FRONT

To the front of the property there is an extensive block paved driveway offering extensive parking. There is gated access to the side and rear of the property.

#### REAR

The private rear garden enjoys a southerly aspect and features a block paved patio extending from the side to the rear of the house. A lawned garden is accompanied by hedging to the perimeter which provides the privacy.

#### DOUBLE GARAGE

To the front of the property there is a double garage with a roller shutter door, light and power. There is also plumbing for an automatic washing machine.

N.B. The shower room has been extended in to the garage.

### 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 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?**

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

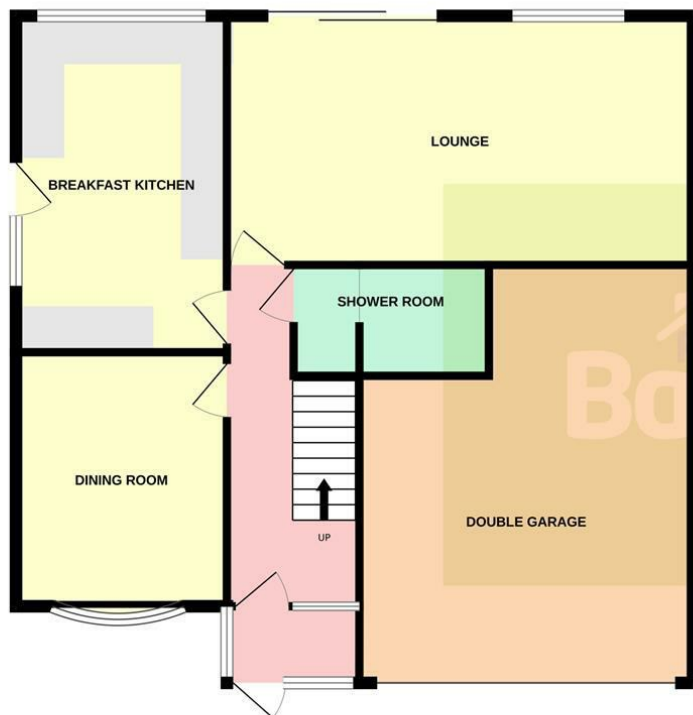
referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100

## **AML**

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.



GROUND FLOOR  
963 sq.ft. (89.5 sq.m.) approx.



1ST FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1595 sq.ft. (148.2 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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