



Castle Drive, South Cave, HU15 2ES
£365,000

Philip
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Estate & Letting Agents

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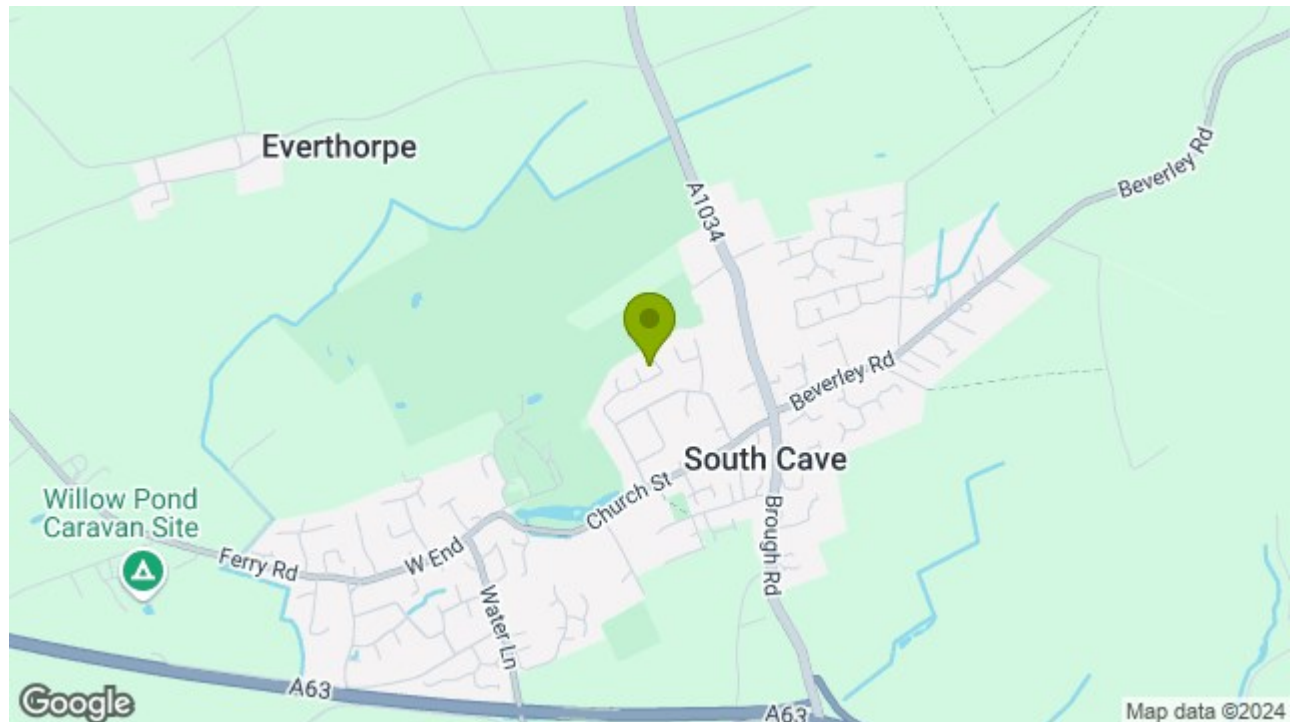
Key Features

- Well Presented Family Home
- 4 Bedrooms (2 Fitted)
- 2 Formal Reception Rooms
- Kitchen Opening To Garden Room
- Utility Room & Ground Floor Cloaks/WC
- En-Suite To Bedroom 1
- Westerly Facing Rear Garden
- Spacious Driveway & Double Garage
- EPC = D

Nestled towards the head of a sought-after cul-de-sac, this beautifully presented four-bedroom family home offers a blend of modern comfort and versatile living spaces. The property greets you with a welcoming entrance hall, featuring a contemporary cloakroom/WC. The generously sized, dual-aspect lounge provides a bright and airy atmosphere, perfect for family gatherings. An additional versatile reception room offers flexibility, whether used as a formal dining area, home office, or playroom. The well-appointed fitted kitchen opens seamlessly into a charming garden room, providing a delightful space to relax and enjoy the views of the beautifully maintained garden. A practical utility room adds to the home's functional appeal.

The first floor boasts four bedrooms, with the primary bedroom featuring fitted wardrobes and a luxurious en-suite. A modern shower room serves the remaining bedrooms, another of which also benefits from fitted storage. The property is enhanced by established gardens at the front and rear, with the westerly facing rear garden offering excellent privacy, making it an ideal spot for outdoor entertaining. A generous driveway to the side leads to a double garage, providing ample parking and additional storage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(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. The hallway features a staircase leading to the first floor with a cupboard beneath.

CLOAKROOM/WC

Fitted with a modern two piece suite comprising WC and vanity wash basin within a fixed unit. There is a heated towel rail and a window to the side elevation.

LOUNGE

19'5" x 11'6" (5.94 x 3.51)

A spacious dual aspect reception room with a window to the front elevation and French doors leading to the rear garden. There is a feature fireplace housing a living flame gas fire.

DINING ROOM

10'9" x 8'9" (3.28 x 2.69)

A second versatile reception room with a window to the front elevation.

KITCHEN

10'4" x 9'10" (3.15 x 3.02)

A well appointed kitchen which is fitted with a comprehensive selection of shaker style wall and base units which are mounted with contrasting worksurfaces which sit beneath a tiled splashback. There is a stainless steel sink unit with a mixer tap, integrated appliances which include a double oven and a ceramic hob beneath an extractor hood. There

is space and plumbing for a dishwasher and underfloor heating runs throughout. The kitchen opens to:

GARDEN ROOM

11'8" x 8'11" (3.56 x 2.72)

Of brick and uPVC construction and enjoying views of the rear garden. There is a plastered ceiling and a sliding door opening to a patio area.

UTILITY ROOM

8'0" x 4'9" (2.46 x 1.45)

Fitted with matching units to those of the kitchen, including worksurfaces and a tiled splashback. There is a wall mounted boiler, a window to the rear and underfloor heating. A door leads to the driveway.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

12'9" x 11'10" (3.91 x 3.63)

A spacious double bedroom with a wall of fitted wardrobes and a window to the front elevation. There is access to en-suite facilities.

EN-SUITE

A modern shower room which is fitted with a three piece suite to include a WC, wash basin and a corner shower cubicle with a thermostatic shower. There is tiling to the walls, a heated towel rail and a window to the side elevation.

BEDROOM 2

11'8" x 9'6" (3.58 x 2.9)

A second double bedroom with fitted wardrobes and a window to the front elevation.

BEDROOM 3

9'1" x 7'3" (2.79 x 2.21)

A third double bedroom with a window to the rear.

BEDROOM 4

7'10" x 6'5" (2.39 x 1.98)

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

SHOWER ROOM

A modern shower room which is fitted with a three piece suite comprising WC, vanity wash basin upon a fixed unit and a glazed shower cubicle with a thermostatic shower. There is water resistant splashboards to the walls, a heated towel rail and a window to the rear elevation.

OUTSIDE

FRONT

The ell tended front garden is mainly laid to lawn with a good selection of mature shrubs and trees. There is hedging running the perimeter and a footpath leading to the property.

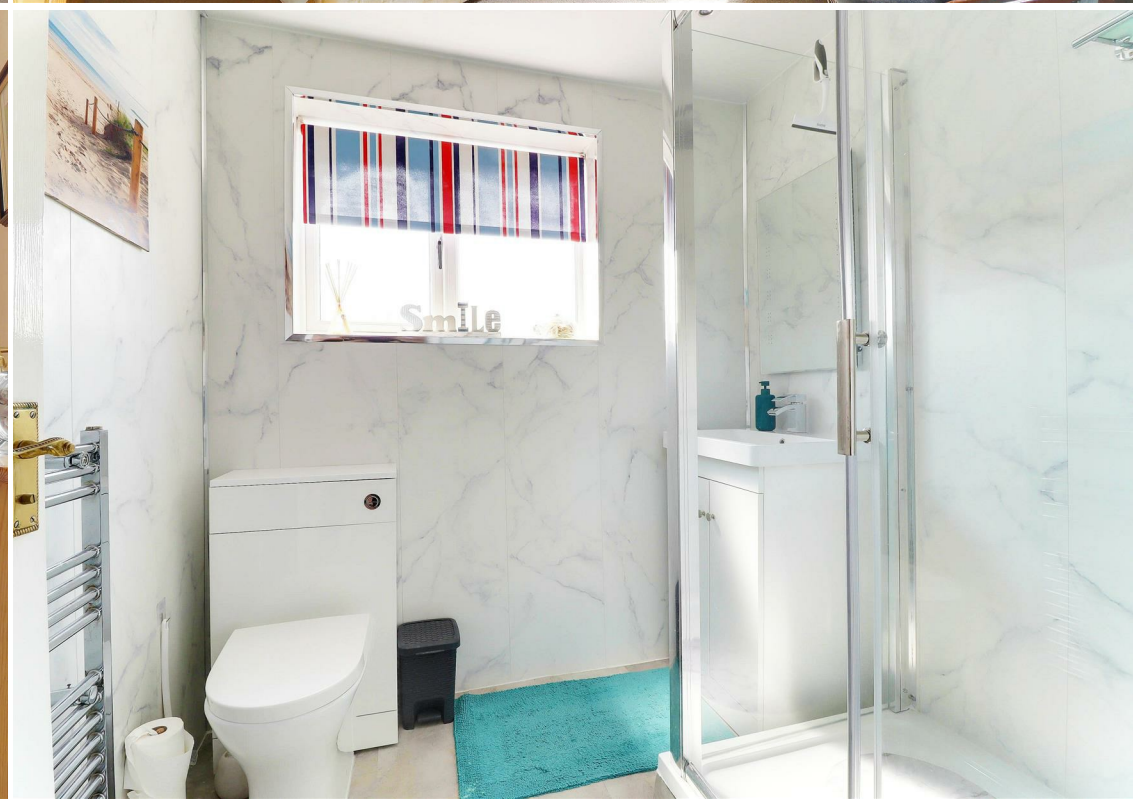
REAR

The rear garden offers excellent privacy and enjoys a westerly aspect. The garden is well stocked with a variety of established shrubs within planting beds to the edge of a shaped lawn. There are extensive seating areas with a patio adjoining the property, a gravelled area adjacent to the garage and a secluded area to one corner.

DRIVEWAY & DOUBLE GARAGE

To the side of the property there is a generously sized driveway which leads to a detached double garage with two individual automated doors, light and power supply. There is a personnel door leading from the rear garden.





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.

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.

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.

AGENT NOTES.

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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
630 sq.ft. (58.5 sq.m.) approx.

1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.4 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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