



Castle Rise, South Cave, HU15 2ET  
Price Guide £250,000

# Castle Rise, South Cave, HU15 2ET

## Key Features

- INFORMAL TENDER SALE
- GUIDE PRICE £250,000 - £300,000
- In Need Of Refurbishment
- 3 Bedrooms
- Detached Property
- Private Westerly Rear Garden
- Scope For Extension (Subject To Consents)
- Driveway & Garage
- Popular Village Location
- EPC = F

Energy Efficiency Rating	
	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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

GUIDE PRICE £250,000 - £300,000 - INFORMAL TENDER - Offered to the market with no onward chain, this three-bedroom detached home presents an excellent refurbishment opportunity, allowing the purchaser to create their ideal living space. The property requires a full schedule of upgrades and offers potential for extension, subject to the necessary consents. The current layout includes an entrance porch leading to a spacious hallway, a lounge, kitchen, rear lobby, two bedrooms, and a bathroom on the ground floor, with an additional bedroom located on the first floor. Externally, the property boasts front and rear gardens, with the rear garden offering excellent privacy and a desirable westerly aspect. A driveway provides access to a detached garage.





## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE PORCH

Allowing access to the property. An internal door leads to:

#### ENTRANCE HALL

With a built-in cupboard and an open tread staircase leading to the first floor accommodation.

#### LOUNGE

20' x 12' (6.10m x 3.66m)

A spacious lounge with an open fire and windows to the front and side elevations.

#### KITCHEN

8'5 x 15'2 (2.57m x 4.62m)

With a base unit and fitted sink. There is a cupboard to one corner, windows to the side and rear and a door to:

#### REAR LOBBY

With access from the rear garden.

#### BEDROOM 1

11'11 x 13'7 (3.63m x 4.14m)

A double bedroom with a window to the front elevation.

#### BEDROOM 2

11'11 + bay (3.63m + bay)

A second double bedroom with a bay window to the rear and a further one to the side.

#### BATHROOM

Fitted with a three piece suite comprising WC, bath and wash basin. There are half tiled walls and a window to the rear.

### FIRST FLOOR

#### LANDING

With access to:

#### BEDROOM 3

11'4 x 13'5 (3.45m x 4.09m)

With a window to the side elevation.

#### OUTSIDE

There is a garden to the front of the property bounded by mature hedging which provides seclusion. The rear garden enjoys a westerly aspect with mature borders which providing much seclusion.

## SIDE DRIVEWAY & GARAGE

A side drive provides off street parking and leads onwards to the single 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.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

## TENURE

We understand that the property is Freehold.

## UNREGISTERED TITLE

Please note we understand that this property holds an unregistered title and as such there may be additional costs to the purchasing process. We recommend a buyer should discuss this matter with their legal representative.

## METHOD OF SALE

INFORMAL TENDER - Sealed bids must be received at our Elloughton Office - 1A Stockbridge Road, Elloughton HU15 1HW or by email to matthewh@philipbannister.co.uk - BY 12 NOON ON FRIDAY 25TH OCTOBER - please ensure your bid includes full details of your ability to proceed including appropriate formal proof of funds. All interested parties will be informed of the decision after we have consultations with our clients. Please feel free to contact our office to discuss the bid process or to receive a Tender Form.

## 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: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100



GROUND FLOOR  
894 sq.ft. (83.1 sq.m.) approx.

1ST FLOOR  
193 sq.ft. (17.9 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 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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1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW  
Tel: 01482 668663 | Email: info@philipbannister.co.uk  
www.philipbannister.co.uk

