



The Stray, South Cave, HU15 2AL  
£420,000

Philip  
**Bannister**  
Estate & Letting Agents



# The Stray, South Cave, HU15 2AL

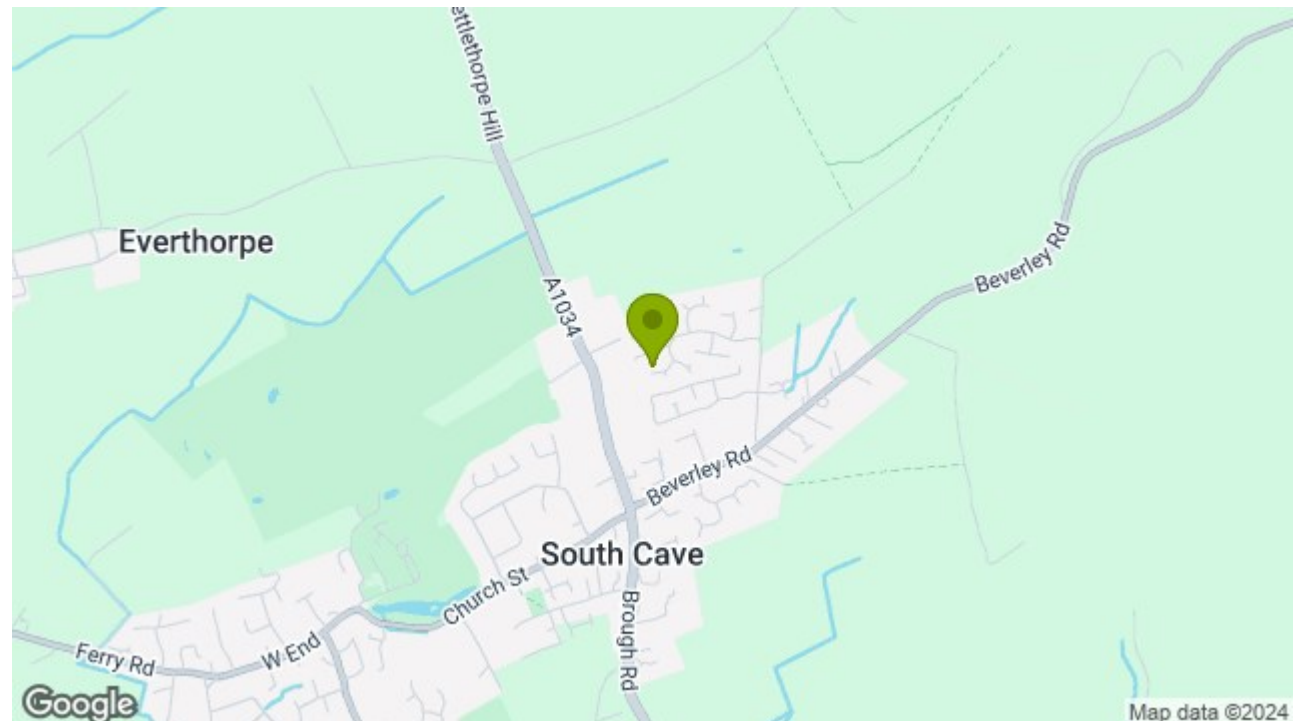
## Key Features

- Superb Detached Home
- 4 Bedrooms
- Fabulous Garden Room Extension With Multi-Fuel Stove
- Garden Office
- Modern Bathroom & En-Suite
- Lounge With Log Burning Stove
- Modern Fitted Kitchen & Separate Utility Room
- Landscaped Rear Garden
- Double Garage & Extended Driveway
- EPC = C

This superb four-bedroom detached home is set within a cul-de-sac in the popular residential area of South Cave, known for its proximity to beautiful countryside walks. The property is impeccably presented, offering a warm and inviting entrance hall with a cloakroom/WC, and a spacious lounge featuring a cosy log-burning stove. One of the standout features is the stunning day room extension, boasting a vaulted ceiling, multi-fuel stove, and doors that open directly to the landscaped garden, creating a perfect blend of indoor and outdoor living. The modern fitted kitchen, complete with appliances and a central island, leads to a formal dining room, while the extended utility room provides additional convenience for everyday living.

Upstairs, the property offers four bedrooms, two of which are fitted. The primary bedroom benefits from a modern en-suite, while the stylish family bathroom serves the remaining rooms. Outside, the rear garden is beautifully landscaped and features a timber-clad garden office, ideal for working from home. An extended driveway at the front and side offers extensive parking, complemented by an EV charger and a detached double garage, ensuring practicality and modern living amenities.

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>		80
(55-68) <b>D</b>	64	
(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 property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

A residential entrance door leads to a central hallway, having a staircase to the first floor accommodation.

#### CLOAKROOM/WC

Fitted with a modern two piece suite comprising WC and wash basin.

#### LOUNGE

19'5 x 11'1 (5.92m x 3.38m)

A spacious bay fronted reception room with a feature fireplace housing a recessed log burning fire beneath a timber mantle. Glazed doors lead to:

#### DAY ROOM

13'4 x 17'6 max (4.06m x 5.33m max)

A stunning addition to the rear of the property is this fabulous day room. Sat beneath a vaulted ceiling with a series of skylights, there is a multi-fuel burning stove to one corner and sliding doors opening to the rear garden.

#### KITCHEN

9'7 x 9'7 (2.92m x 2.92m)

Fitted with a comprehensive selection of shaker style wall and base units which are mounted with solid wood worksurfaces. There is a Belfast sink unit recessed within a bay window to the front of the property and there is a matching central island. A number of integral appliances include a double oven, hob with extractor hood above, dishwasher and a fridge freezer. Double doors open to:

## DINING ROOM

11'8 x 9'9 (3.56m x 2.97m)

With ample room for a dining suite. There are sliding patio doors which open to the rear garden.

## UTILITY ROOM

With a series of fitted units, space and plumbing for a washing machine and a wall mounted boiler. A door leads to the rear.

## FIRST FLOOR

### LANDING

Allowing access to the first floor accommodation. There is a built-in airing cupboard.

### BEDROOM 1

11' x 10'4 (3.35m x 3.15m)

A double bedroom positioned to the rear of the property, having a wall mounted air-conditioning unit and access to:

### EN-SUITE

A modern en-suite which is fitted with a concealed cistern WC, vanity wash basin and a shower enclosure with panelled inset.

### BEDROOM 2

15'2 x 8'9 (4.62m x 2.67m)

A second double bedroom, positioned to the front of the property and having fitted wardrobes.

### BEDROOM 3

11'4 x 7'9 (3.45m x 2.36m)

A good sized third bedroom positioned to the rear.

### BEDROOM 4

11'2 x 7'9 (3.40m x 2.36m)

Located to the front of the property, having fitted wardrobes.

## BATHROOM

The stylish family bathroom is fitted with a three piece suite which comprises WC and vanity basin within a storage unit along with a panelled bath. There is tiling to the walls and an additional storage cupboard.

## OUTSIDE

### FRONT

To the front of the property there is a lawned garden and a gravelled area which is an extension of the driveway and provides additional vehicular parking.

### REAR

The attractive landscaped rear garden is mainly laid to lawn with a sandstone patio adjoining the extension and leading to the garden office. An area of composite decking leads from the dining room, timber fencing is to the perimeter and a gravelled area is behind the double garage.

### GARDEN OFFICE

A timber clad garden office is a real bonus feature of the property. Installed with light and power, there are sliding doors to the front.

### DOUBLE GARAGE

A detached double garage leads from the side drive where there is an EV charging point. The garage featured a shutter door, light and power.

## 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.

**SECURITY** - The property has the benefit of an installed burglar alarm system.

**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.

## AGENT NOTES.

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















GROUND FLOOR  
793 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR  
551 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 1343 sq.ft. (124.8 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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