



Cleaves Avenue, South Cave, HU15 2BA

£330,000



Platinum Collection

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Tucked away on a small private road off the highly sought-after Beverley Road in South Cave, this charming three-bedroom home seamlessly blends modern comforts with traditional features. Thoughtfully extended over the years, the property boasts an inviting entrance hall leading to a bay-fronted lounge, complete with a cosy log-burning stove and a window seat. At the heart of the home is the beautifully designed open-plan breakfast kitchen, featuring “cottage style” units, integral appliances, and a stylish island peninsular. The kitchen flows effortlessly into a delightful dining area and an attractive garden room, both enhanced by Velux skylights that flood the space with natural light. A convenient utility room and a shower room complete the ground floor.

Upstairs, the home offers three well-appointed bedrooms, including a front-facing principal bedroom with a open grate fireplace and a bay window providing views towards Mount Airy. The second bedroom benefits from fitted wardrobes, while the third bedroom is perfect for guests or a home office. A family bathroom serves the first floor.

Outside, a gravelled driveway provides off-street parking for two vehicles and leads to the attached garage. The rear garden, offering a south-westerly aspect, excellent privacy, and mature planting, making it the perfect space for outdoor relaxation and entertaining.



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Key Features

- Traditional Semi-Detached Home
- Private Location Off Beverley Road
- 3 Bedrooms
- Fabulous Open Plan Breakfast Kitchen
- 2 Bath/Shower Rooms
- Garden With Outbuilding/Workshop
- Driveway & Garage
- EPC = C
- Council Tax = C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(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

A recessed entrance porch leads to a traditional style timber door with stained window and leaded glass side panels. Allowing access to the entrance hall with a staircase to the first floor and a storage cupboard beneath.

LOUNGE

11'7 x 12'9 (3.53m x 3.89m)

A bay fronted reception room with a stunning brick set fireplace housing a log burning stove. The bay window includes an attractive window seat beneath.

OPEN PLAN BREAKFAST KITCHEN

18' max x 11'9 max (5.49m max x 3.58m max)

This attractive space is the heart of the home with a recently fitted "cottage" style kitchen which incorporates a range of wall and base units mounted with wooden worksurfaces and matching upstands. There is a Belfast sink unit with mixer tap, integral appliances which include a fridge freezer, dishwasher and a free-standing Belling range cooker with concealed extractor hood. An island peninsula matches the units of the kitchen and has an overhanging breakfast bar.. The kitchen opens to:

DINING AREA

9'1 x 8'9 (2.77m x 2.67m)

An attractive dining space which is filled with light through two Velux windows and French doors opening to the garden.

GARDEN ROOM

15'6 x 8'11 (4.72m x 2.72m)

Located off the kitchen, this superb living space with two Velux windows, French doors leading the garden and a series of windows to the side elevation.

INNER LOBBY

Located off the kitchen, an internal door lead to the garage and there is further access to:

UTILITY ROOM

With fitted units and plumbing for an automatic washing machine.

SHOWER ROOM

A ground floor shower room which is fitted with a three piece suite comprising WC, wash basin and a shower cubicle with mains fed shower. There is partial tiling to the walls, tiling to the floor and a window to the rear.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

11'6 x 13'1 (3.51m x 3.99m)

A well appointed primary bedroom with a bay window to the front which enjoys views towards Mount Airy. There is a beautiful open grate fireplace and a fitted dressing table within the bay window.

BEDROOM 2

11'8 x 11'7 (3.56m x 3.53m)

A second double bedroom with fitted wardrobes and overhead cabinets. There is a window to the rear elevation.

BEDROOM 3

6'11 x 6'10 (2.11m x 2.08m)

A single bedroom with a window to the front elevation.

BATHROOM

A spacious bathroom which is fitted with a three piece suite comprising WC, inset wash basin with fixed cupboards and a bath with shower over. There is partial tiling and a window to the rear elevation.

OUTSIDE

FRONT

To the front of the property there is a gravelled driveway allowing parking for two vehicles. A footpath leads to the property.

REAR

The established rear garden offers excellent privacy and enjoys a south westerly aspect. A curved patio area is immediately to the rear of the house and leads down to a lawn area with mature heading to the boundary line.

WORKSHOP/OUTBUILDING

A useful outbuilding is positioned to one corner of the garden.

GARAGE

Adjoining the property, installed with light and power. An up and over door is to the front.

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



majority PVC double glazed frames. There are some timber frames namely to the entrance door and the garden room.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (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.

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AML

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GROUND FLOOR
868 sq.ft. (80.6 sq.m.) approx.

1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (119.9 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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