



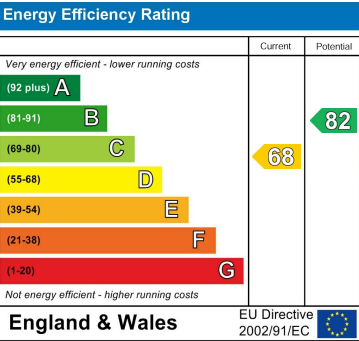
Bull Pasture, South Cave, HU15 2HT
£480,000


**Philip
Bannister**
Estate & Letting Agents

Bull Pasture, South Cave, HU15 2HT

Key Features

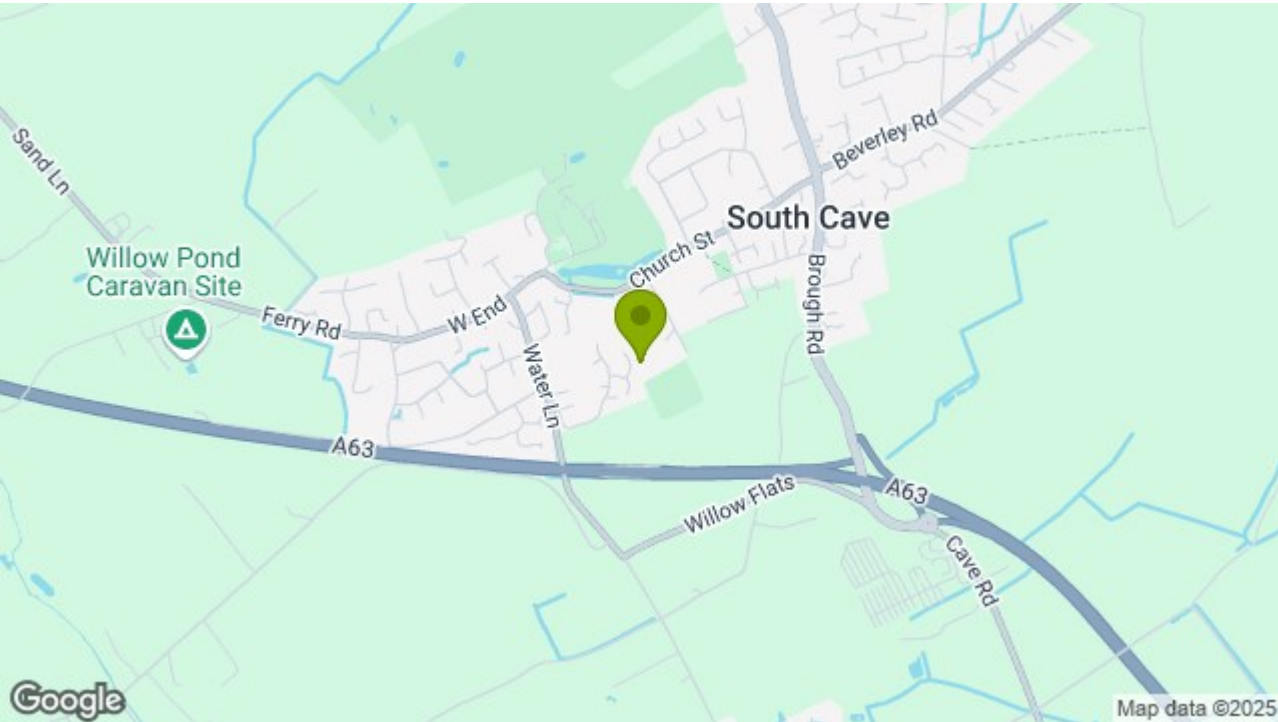
- NO CHAIN
- Spacious Detached Bungalow
- Generous Plot
- 3 Double Bedrooms
- 2 Reception Rooms
- En-Suite & Family Bathroom
- Private Mature Gardens
- Double Garage & Driveway
- EPC = D
- Council Tax = F



Nestled within a sought-after area of South Cave, this spacious detached bungalow is presented to the market with no onward chain, offering a rare opportunity for buyers seeking a well-proportioned home in a desirable location. The property enjoys an elevated and private position, boasting a generous plot that enhances both its curb appeal and sense of seclusion. Upon entering, a vestibule leads into a welcoming entrance hall. The front-facing lounge is bright and spacious, while the separate dining room, featuring French doors, seamlessly connects to the rear garden, creating an ideal space for entertaining. The breakfast kitchen offers practicality with interconnecting internal door to the garage.

The primary double bedroom benefits from fitted furniture and an en-suite, accompanied by a second fitted bedroom and a versatile third bedroom, currently utilised as a study. A well-equipped family bathroom completes the internal accommodation.

Externally, the property continues to impress with a substantial front garden that provides an attractive approach, further enhanced by a generously sized block-paved driveway leading to the integral double garage. The rear garden is a standout feature, offering an exceptional degree of privacy alongside a wealth of outdoor space to enjoy. Mature planting and a generous lawn is complemented by a charming summerhouse with an electric connection.







ACCOMMODATION

The property is arranged over a single storey and comprises:

GROUND FLOOR

VESTIBULE

Allowing access to the property through a residential entrance door, a spacious vestibule has part-glazed double doors leading to:

ENTRANCE HALL

The welcoming entrance hall allows access to the internal accommodation. Part-glazed double doors lead to:

LOUNGE

18'10 + bay x 17'5 (5.74m + bay x 5.31m)

A spacious bay fronted lounge with a feature fireplace and providing ample room for a living room suite.

BREAKFAST KITCHEN

10' x 16'8 (3.05m x 5.08m)

The breakfast kitchen is fitted with a range of wood effect wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. A sink unit with mixer tap sits beneath a window to the rear elevation and integral appliances include a dishwasher, double oven/grill, hob and concealed extractor hood. There is space and plumbing for an automatic washing machine. There is ample space for a breakfast table and a door leading to a rear garden.

DINING/SITTING ROOM

9'7 x 9'11 (2.92m x 3.02m)

Accessed via part-glazed double doors from the entrance hall. A versatile reception room with French doors leading to the garden.

BEDROOM 1

12'9 + bay x 11'10 (3.89m + bay x 3.61m)

A double bedroom with a comprehensive range of fitted furniture which includes wardrobes, bedside cabinets, corner units and a freestanding dressing table. There is a bay window to the front and en-suite facilities off.

EN-SUITE

Fitted with a three piece suite comprising WC and inset vanity wash basin, a corner shower enclosure with a thermostatic shower. There are tiled splashbacks, wet boards and a window to the side elevation.

BEDROOM 2

9'10 x 9'8 (3.00m x 2.95m)

A second double bedroom with fitted wardrobes, drawers and a window to the rear.

BEDROOM 3

9'7 x 9'8 (2.92m x 2.95m)

A third good sized double bedroom which is currently utilised as a study with fitted furniture and a window to the rear.

BATHROOM

The bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath. There is partial tiling to the walls and a window to the rear.

FRONT

To the front of the property there is a lawned garden and a generous block paved driveway which provides extensive parking.

REAR

The rear garden is a feature of this property due to

its generous size and excellent privacy. The garden is mainly laid to lawn with mature borders, a paved patio is immediately to the rear of the house with steps leading to the lawn. To one corner there is a timber summerhouse with electric connection. To the rear of the summerhouse there is an orchard.

DOUBLE GARAGE

The double garage is fitted with two individual automated doors, light and power. There is an internal door to the kitchen.

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 F. (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

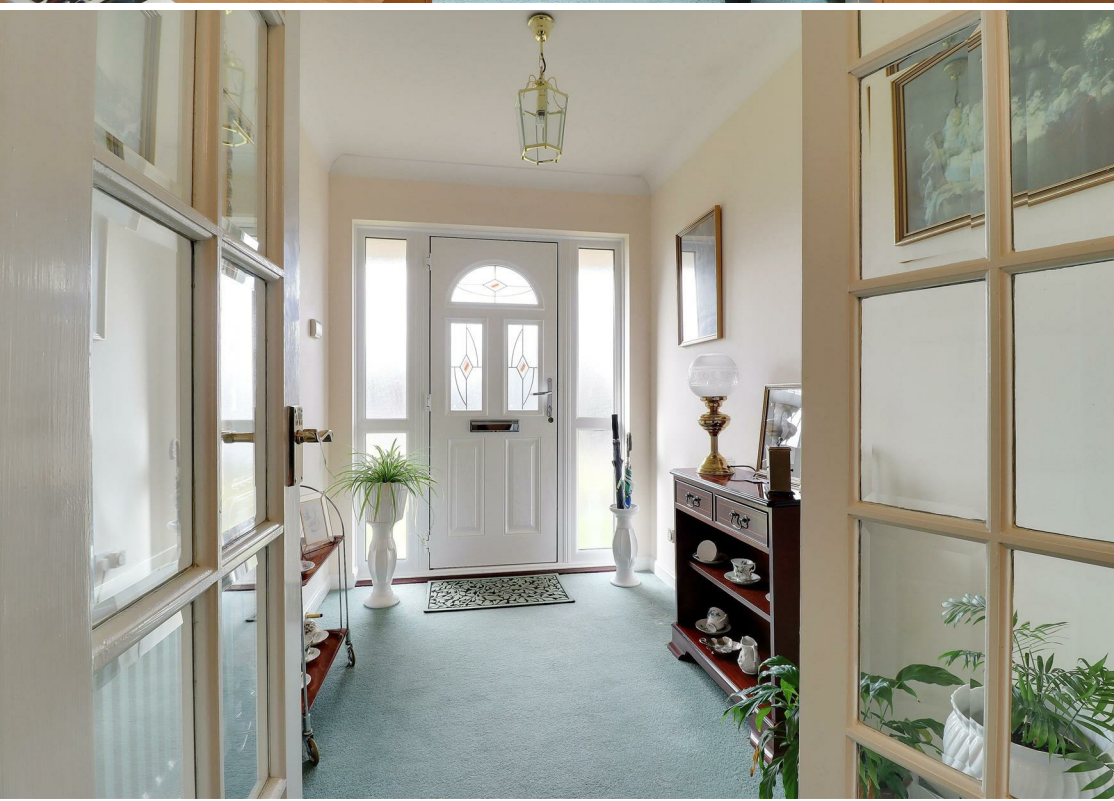
We understand that the property is Freehold.

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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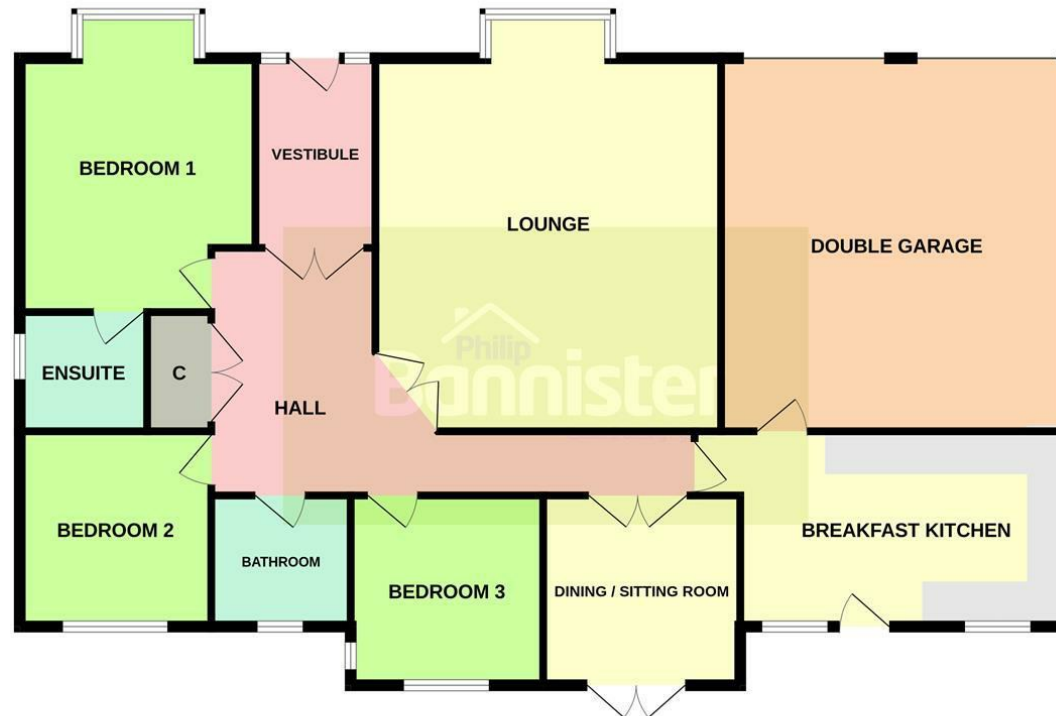
office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type 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
1600 sq.ft. (148.7 sq.m.) approx.



TOTAL FLOOR AREA : 1600 sq.ft. (148.7 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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