



West End, South Cave, HU15 2EY  
£269,950

  
**Philip  
Bannister**  
Estate & Letting Agents



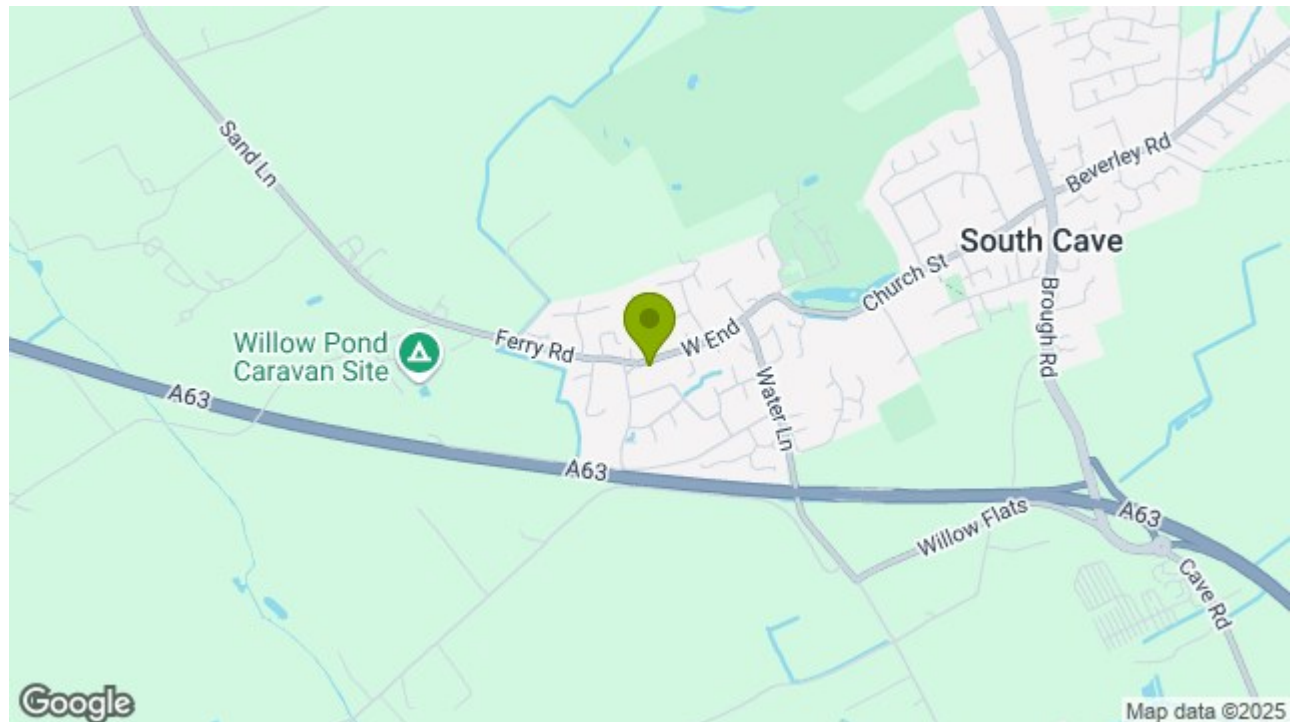
# West End, South Cave, HU15 2EY

This immaculately presented two-bedroom semi-detached bungalow offers move-in-ready accommodation, having been comprehensively updated in recent years with key enhancements including a new roof, a stylish kitchen, and the addition of an en-suite. Ideally situated close to local shops, the home features an inviting entrance hall, a spacious front-facing lounge with a stunning fireplace, two well-proportioned bedrooms with fitted wardrobes, a contemporary kitchen, a WC, and a bright conservatory. Outside, the property boasts a private, southerly rear aspect and a generous driveway providing excellent parking.

## Key Features

- Delightful Semi-Detached Bungalow
- Updated & Remodelled
- Immaculately Presented Throughout
- 2 Bedrooms (Fitted)
- Contemporary Kitchen
- Modern En-Suite
- Private Southerly Rear Garden
- Fantastic Parking Provisions
- Convenient Location Close To Shops
- EPC = C / Council Tax = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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		
England & Wales		
EU Directive 2002/91/EC		









## ACCOMMODATION

The property is arranged over a single storey and comprises:

### ENTRANCE HALL

Accessed via a recessed porch to the side of the property, having a composite glazed door and internal access to the accommodation. There is a built-in cupboard.

### CLOAKROOM/WC

Fitted with a modern WC and having a window to the side elevation.

### LOUNGE

16'11" x 12'5" (5.16 x 3.78)

A spacious front facing reception room with a cantilever bow window and two further windows to the side. There is a fabulous feature fireplace housing a remote operated gas fire.

### KITCHEN

14'0" x 8'6" (4.27 x 2.59)

The impressive kitchen is fitted with a comprehensive range of grained light oak effect wall and base units which are mounted with Quartz worksurfaces beneath a matching upstand. There is a composite sink unit with professional mixer tap set beneath a window to the side elevation and a range of appliances include NEFF slide and hide oven, microwave, dishwasher, ceramic hob and designer extractor hood. There is space and plumbing for an automatic washing machine, space for dryer and space for an American fridge freezer. A door leads to the rear garden.

### BEDROOM 1

12'7" x 11'9" (3.84 x 3.58)

This double bedroom has a comprehensive range

fitted furniture to include wardrobes, drawers and bedside cabinets. A cantilever bow window is to the front elevation and there is a pocket door leading to:

### EN-SUITE

4'9 x 9'6 (1.45m x 2.90m)

The expertly created en-suite is fitted with a modern suite comprising WC, large inset vanity sink unit and a double width walk-in shower with a thermostatic shower and wall panelling. There is a chrome heated towel rail and a wall mounted mirrored cabinet.

### BEDROOM 2

5'9 x 13'5 + wardrobes (1.75m x 4.09m + wardrobes)

A versatile second bedroom, currently utilised as a TV room, with fitted wardrobes and French doors opening to:

### CONSERVATORY

Positioned to the rear of the property and enjoying the southerly aspect, constructed of uPVC with sliding doors opening to the patio.

### OUTSIDE

#### FRONT

To the front of the property there is a large tarmac driveway providing excellent off street parking provisions. Timber fencing runs to the boundary.

#### REAR

The rear garden enjoys a southerly aspect and affords excellent privacy. There is a block paved patio adjoining the property with a lawn beyond. An extensive decked terrace provides an ideal seating area and to one corner is a timber summerhouse/shed.

### 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 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.

### AGENT NOTES.

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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

### AML

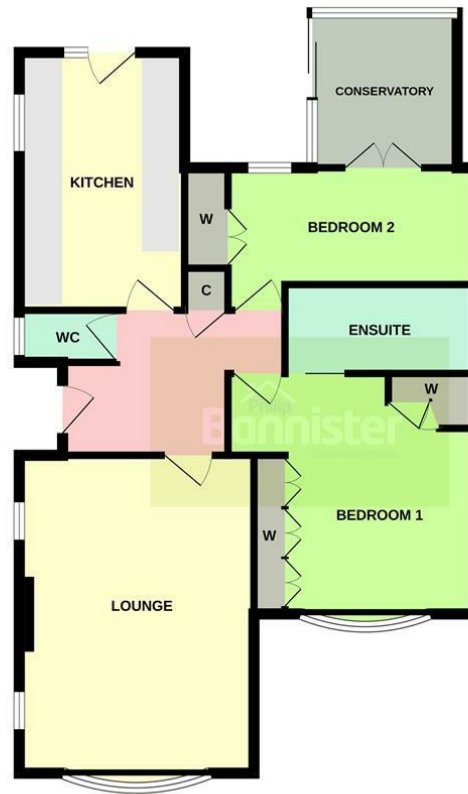
Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.







GROUND FLOOR  
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA : 779 sq.ft. (72.4 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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