



Castle Rise, South Cave, HU15 2ET  
£299,950

  
**Philip  
Bannister**  
Estate & Letting Agents



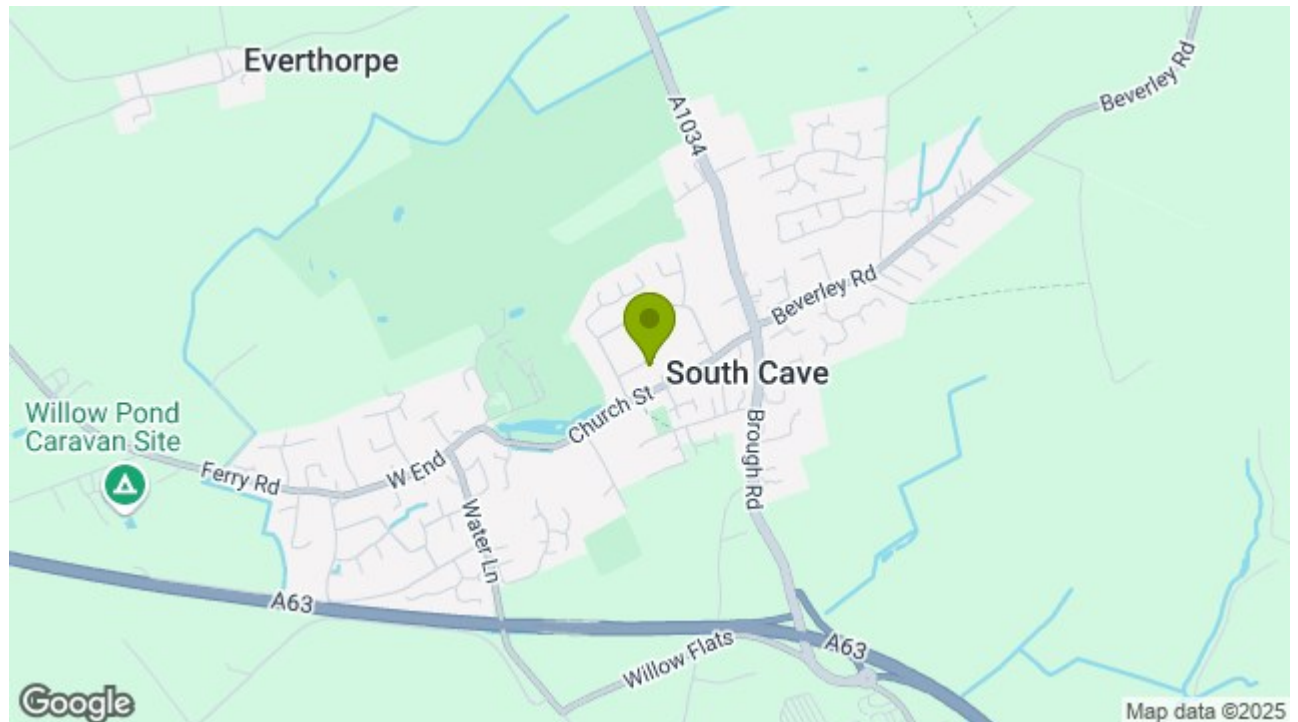
# Castle Rise, South Cave, HU15 2ET

This spacious detached bungalow, set on an enviable plot with a desirable south-easterly rear aspect, offers a perfect blend of comfort and convenience. Approached via a gated driveway, the property welcomes you with an entrance porch leading to an inviting hall. To one side, a large bay-fronted lounge diner opens to a well-fitted kitchen. The opposite side houses three well-proportioned bedrooms, all served by a three-piece bathroom. Outside, the driveway provides ample parking and leads to a garage. The expansive rear garden boasts fabulous rooftop views over the village, making it an idyllic retreat.

## Key Features

- Detached Bungalow
- Generous South Easterly Plot
- 3 Good Sized Bedrooms
- Open Plan Lounge Diner
- Large Rear Garden
- Gated Driveway & Garage
- Desirable Location
- EPC = F
- Council Tax = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>76</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>	<b>26</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:

### GROUND FLOOR

#### ENTRANCE PORCH

Allowing access to the property through a residential entrance door. A further door leads to:

#### ENTRANCE HALL

A spacious entrance hall with access to the internal accommodation. There is a built-in cupboard.

#### LOUNGE DINER

24'4 max x 12'6 narrowing to 10'11 (7.42m max x 3.81m narrowing to 3.33m)

A generously proportioned reception room with areas for living and dining. The room is filled with natural light through a series of windows including a bay to the front. There is a feature fireplace in the living space.

#### KITCHEN

8'10 x 10'10 (2.69m x 3.30m)

The fitted kitchen comprises a range of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. A sink unit sits beneath a window to the rear elevation and there is a second window to the side. A range of integral appliances include an oven, microwave, hob, extractor hood, fridge, freezer and a dishwasher. A door leads to the rear garden.

#### BEDROOM 1

15' x 10'3 (4.57m x 3.12m)

A double bedroom with windows to the front and side elevation.

#### BEDROOM 2

9'11 x 10'5 (3.02m x 3.18m)

A second double bedroom with a window to the rear.

#### BEDROOM 3

6'11 x 7'6 (2.11m x 2.29m)

A good sized third bedroom with a window to the side elevation.

#### BATHROOM

9'9 x 6'4 max (2.97m x 1.93m max)

Fitted with a three piece suite comprising WC, wash basin and a panelled bath with shower over. There is tiling to the walls, mood lighting and a large storage cupboard.

### OUTSIDE

#### FRONT

To the front of the property there is gated access to an extensive block paved driveway which continues to the side. A gravelled area is to the front and there is a footpath to the entrance door.

#### REAR

The large garden to the rear of the property is a real feature and benefits from a south easterly aspect. It enjoys fabulous rooftop views and is mainly laid to lawn with a patio area adjoining the property.

#### GARAGE

To the end of the driveway there is a detached garage with up and over door in addition to a personnel door.

### GENERAL INFORMATION

SERVICES - Mains water, electricity and drainage are connected to the property. There is gas to the property however it is currently capped.

CENTRAL HEATING - The property has the benefit

electric heating.

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 D. (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.

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: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100







GROUND FLOOR  
853 sq.ft. (79.2 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.2 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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