



Shepherds Well, South Cave, HU15 2GE
£235,000


**Philip
Bannister**
Estate & Letting Agents

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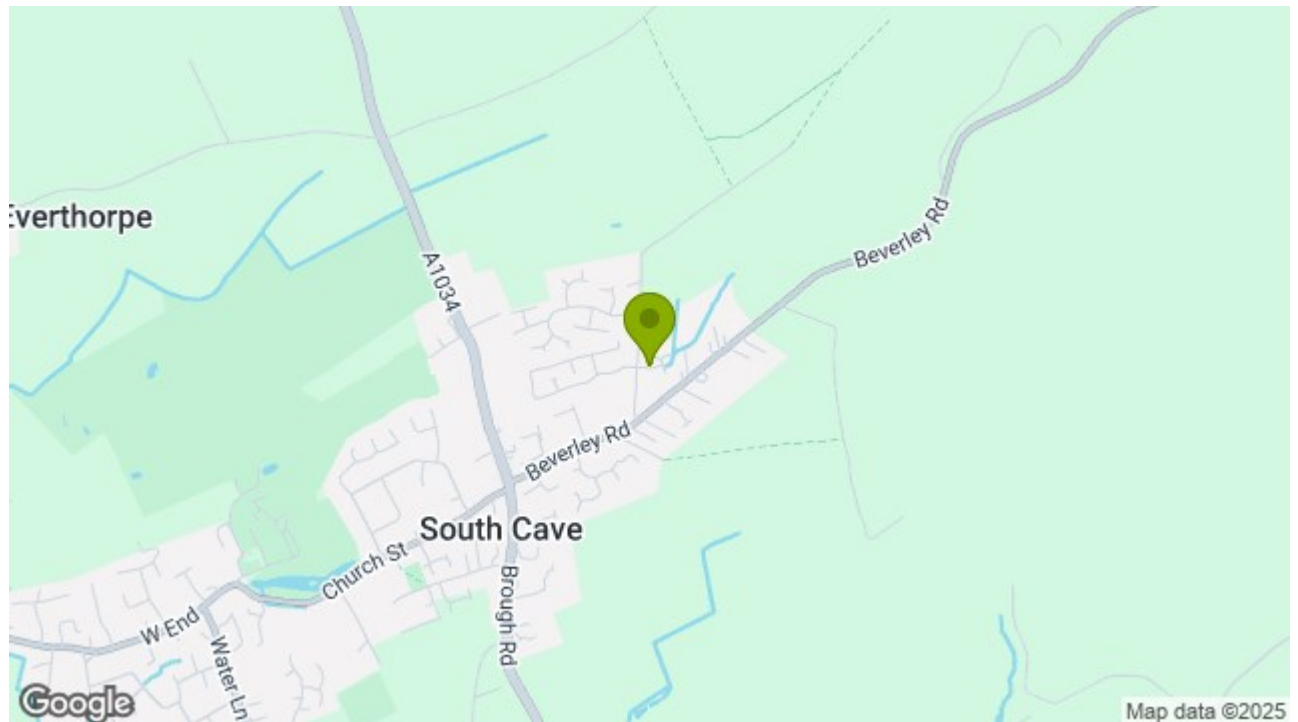
Key Features

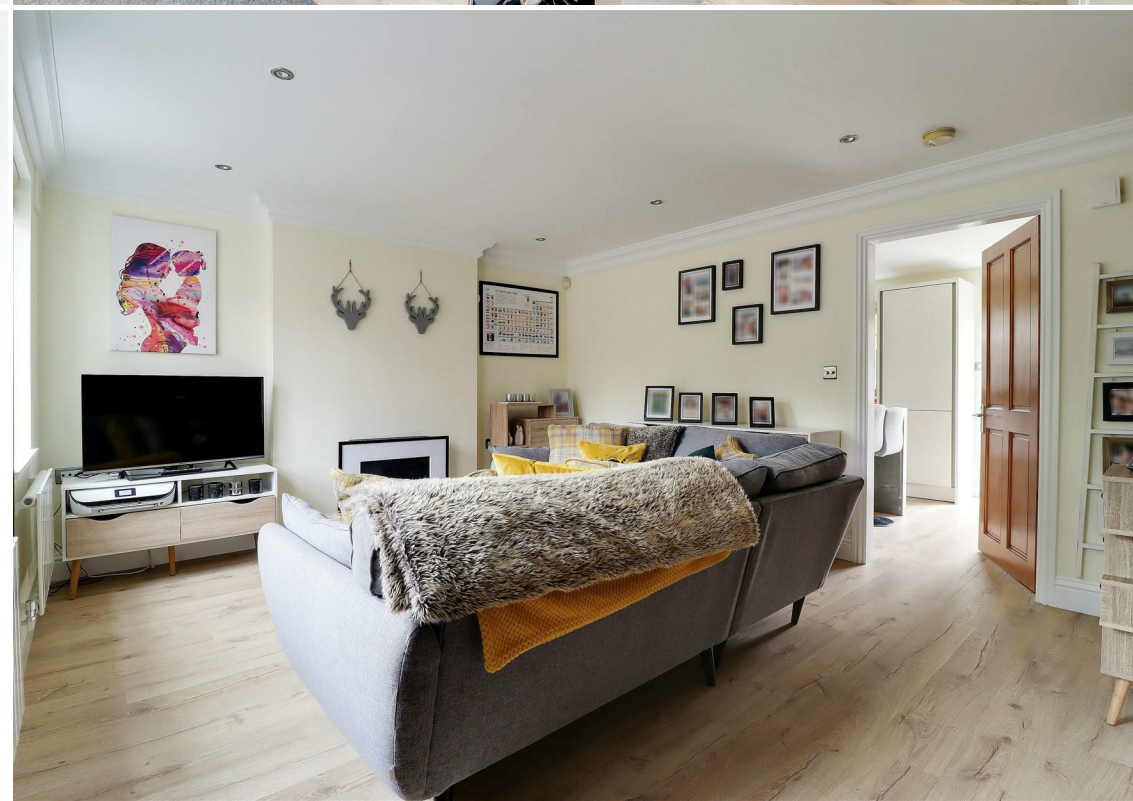
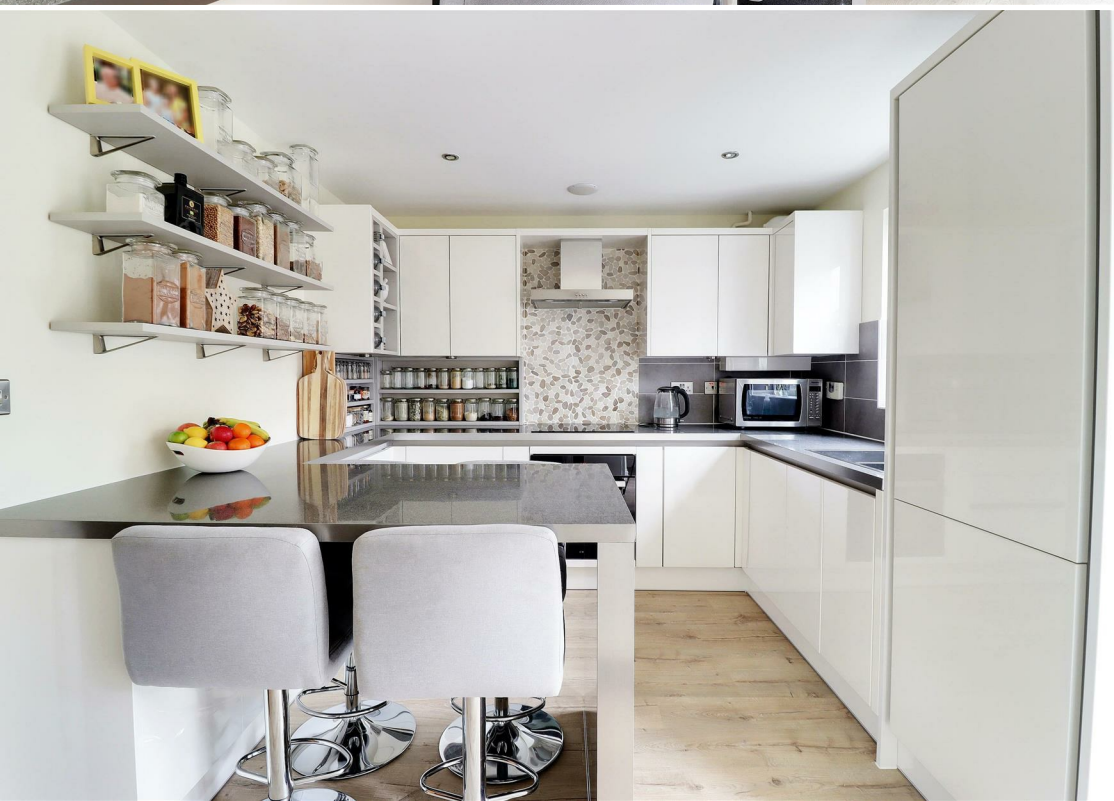
- Beautiful Cottage Style Home
- Sought-After Cul-De-Sac Location
- 2 Generous Double Bedrooms
- Stylish Breakfast Kitchen With Appliances
- Spacious Front Facing Reception Room
- Low Maintenance Part Walled Garden
- Open Garage & Off Street Parking
- EPC = C
- Council Tax = C

This charming cottage-style property boasts exceptional presentation and a high-quality finish throughout. Set within a sought-after cul-de-sac, perfectly placed for exploring the Wolds, this property features a contemporary a well-equipped breakfast kitchen with integrated appliances, a generous front facing lounge, ground floor cloakroom/W.C. Upstairs there are two sizeable double bedrooms (potential to create a 3rd bedroom), and a bathroom.

The front of the home features a low-maintenance garden, while the rear garden is also designed for minimal upkeep with an artificial lawn, attractive part-walled and fenced boundaries, and a gate leading to the open brick garaging and a parking area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(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

LOUNGE

16'9" x 12'7" (5.13m x 3.84m)

A residential entrance door allows access to a welcoming front facing reception room featuring a stylish wood-effect flooring, recessed spot lighting, an under-stairs storage cupboard, and staircase leading to the first floor.

BREAKFAST KITCHEN

13'1" (extending to 16'9") x 9'6" (3.99m (extending to 5.13m) x 2.92m)

Fitted with a range of contemporary wall and base units mounted with contrasting granite effect worktops beneath a tiled splashback. There are a range of integral appliances which include a oven, ceramic hob beneath a slimline extractor hood, fridge, freezer, dishwasher and a washing machine. A sink unit sits beneath a window to the rear elevation, there is a 4 seater breakfast bar extending from the worktops, recessed spotlights and a continuation of the wood-effect flooring. French doors lead to the rear garden.

CLOAKROOM/WC

Fitted with a low flush W.C., pedestal wash basin, and wood-effect flooring.

LANDING

With access to the accommodation at first floor level. There is a built-in cupboard above the stairwell.

BEDROOM 1

16'9" (max) x 10'2" (5.13m (max) x 3.10m)

A spacious double room with windows overlooking the rear garden. The room is large enough to be portioned in to two bedrooms with the creation of a doorway from the landing.

BEDROOM 2

12'0" x 10'2" (3.68m x 3.12m)

A second double bedroom with windows to the front.

BATHROOM

Featuring a three piece suite comprising a panelled bath with shower and glazed screen above, inset vanity wash basin with storage unit and a low flush W.C. There is a heated towel rail, partially tiled walls, inset spot lighting, and a window to the front elevation.

OUTSIDE

To the front is a low maintenance garden with artificial grass enclosed by decorative wrought iron fencing. The partially walled rear garden is also designed for low maintenance, laid with artificial turf and enclosed by a combination of fencing and walling. A pathway leads to the rear gate, providing access to the off street parking.

OPEN GARAGE

A brick built open garage provides useful undercover storage or parking.

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.



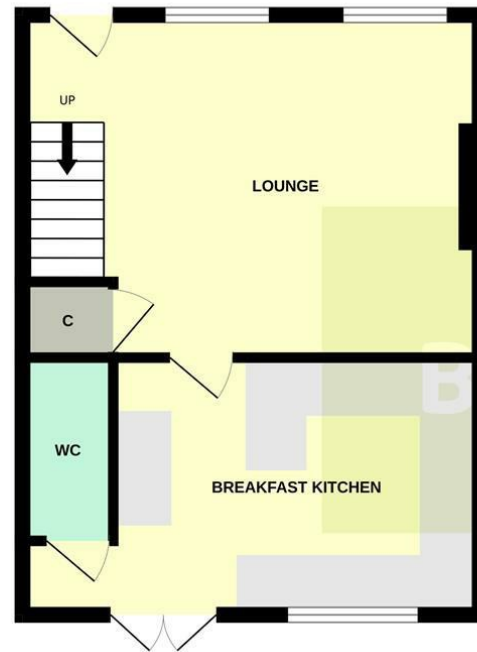
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In compliance with NTSTEAT Guidance on Referral

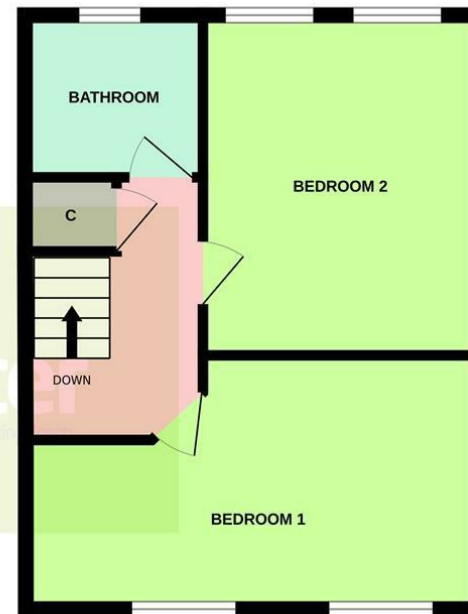
Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, 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
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



SHEPHERDS WELL, SOUTH CAVE

TOTAL FLOOR AREA : 756 sq.ft. (70.2 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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