



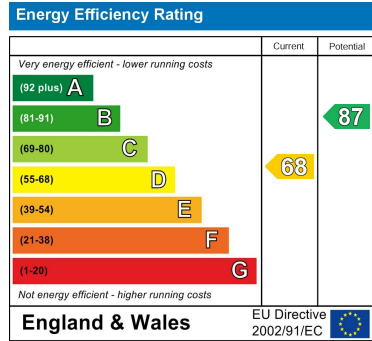
West Hall Garth, South Cave, HU15 2HA
£225,000


**Philip
Bannister**
Estate & Letting Agents

West Hall Garth, South Cave, HU15 2HA

Key Features

- NO CHAIN
- 3 Bedroom Semi-Detached House
- Wide Plot With Scope For Extension (Subject To Consents
- Sought After Location
- 2 Reception Rooms
- Attractive Gardens
- Driveway & Garage
- Council Tax = C
- EPC = D

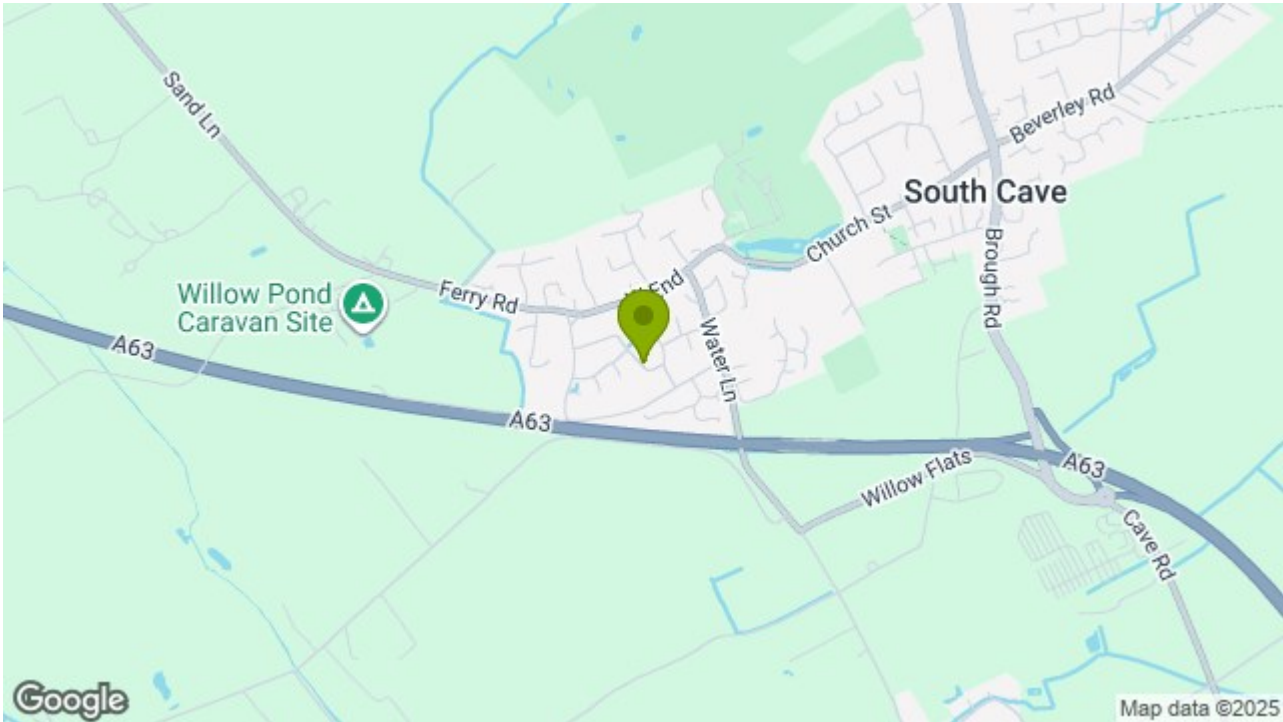


Offered to the market with no onward chain, this well-proportioned 3-bedroom semi-detached home is set on a wider than average plot, offering excellent potential to extend (subject to the necessary consents).

The ground floor features a welcoming entrance hall, a front-facing lounge that opens into a dining room, and a kitchen. Upstairs, there are three generously sized bedrooms (including one with fitted wardrobes) and a family bathroom.

Externally, the property benefits from gardens to the front and rear, a side driveway, and a detached garage, providing ample parking and outdoor space.

An ideal opportunity for buyers looking to create a family home tailored to their needs.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door. There is a staircase leading to the first floor and internal access to the accommodation.

KITCHEN

10'7 x 7'5 (3.23m x 2.26m)

The kitchen is fitted with a range of wall and base units mounted with worksurfaces and tiled splashbacks. A stainless steel sink unit sits beneath a window to the side elevation, there are space for freestanding appliances and a door leads to the rear garden.

LOUNGE

13' x 10'2 (3.96m x 3.10m)

A well proportioned front facing reception room, with an opening to:

DINING ROOM

10'9 x 8'10 (3.28m x 2.69m)

With ample space for a dining suite, sliding patio doors lead to the rear garden.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a window to the side elevation.

BEDROOM 1

13'6 x 9'10 (4.11m x 3.00m)

A double bedroom with a wall of fitted wardrobes

and a dressing table. There is a window to the front elevation.

BEDROOM 2

10'9 x 9'11 (3.28m x 3.02m)

A second double bedroom with a built-in cupboard and a window to the rear elevation.

BEDROOM 3

10'1 x 6'4 (3.07m x 1.93m)

A good sized third bedroom with a window to the side elevation and a built-in cupboard over the stairwell.

BATHROOM

5'8 x 6'5 (1.73m x 1.96m)

Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a thermostatic shower over. There is partial tiling to the walls and a window tot the rear elevation.

OUTSIDE

FRONT

To the front of the property there is a lanwed garden. There is additional garden space to the side of the property.

REAR

To the rear of the property, there is a patio area and steps leading to a lawned garden with established planting. There is timber fencing to the perimeter.

DRIVEWAY & GARAGE

A side driveway provides off street parking and leads to a pre-fabricated garage with up and over door.

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: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames 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
388 sq.ft. (36.1 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.3 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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