



47
West End | South Cave | HU15 2EX

47 West End, South Cave, HU15 2EX

OFFERS INVITED BETWEEN £500,000 - £525,000 - Dating back to the turn of the 20th century, this handsome family home immediately captures attention with its striking polychromatic brick façade and timeless kerb appeal. A viewing is essential to truly appreciate the space and quality on offer, particularly the stunning rear extension which effortlessly brings together the kitchen, dining and living areas into one impressive open-plan hub. Flooded with natural light and opening onto the garden through bi-folding doors, this beautifully designed space has been tailored perfectly for modern family living and entertaining alike. Complementing this are two elegant formal reception rooms, including a charming lounge complete with exposed beams and a cosy log-burning stove.

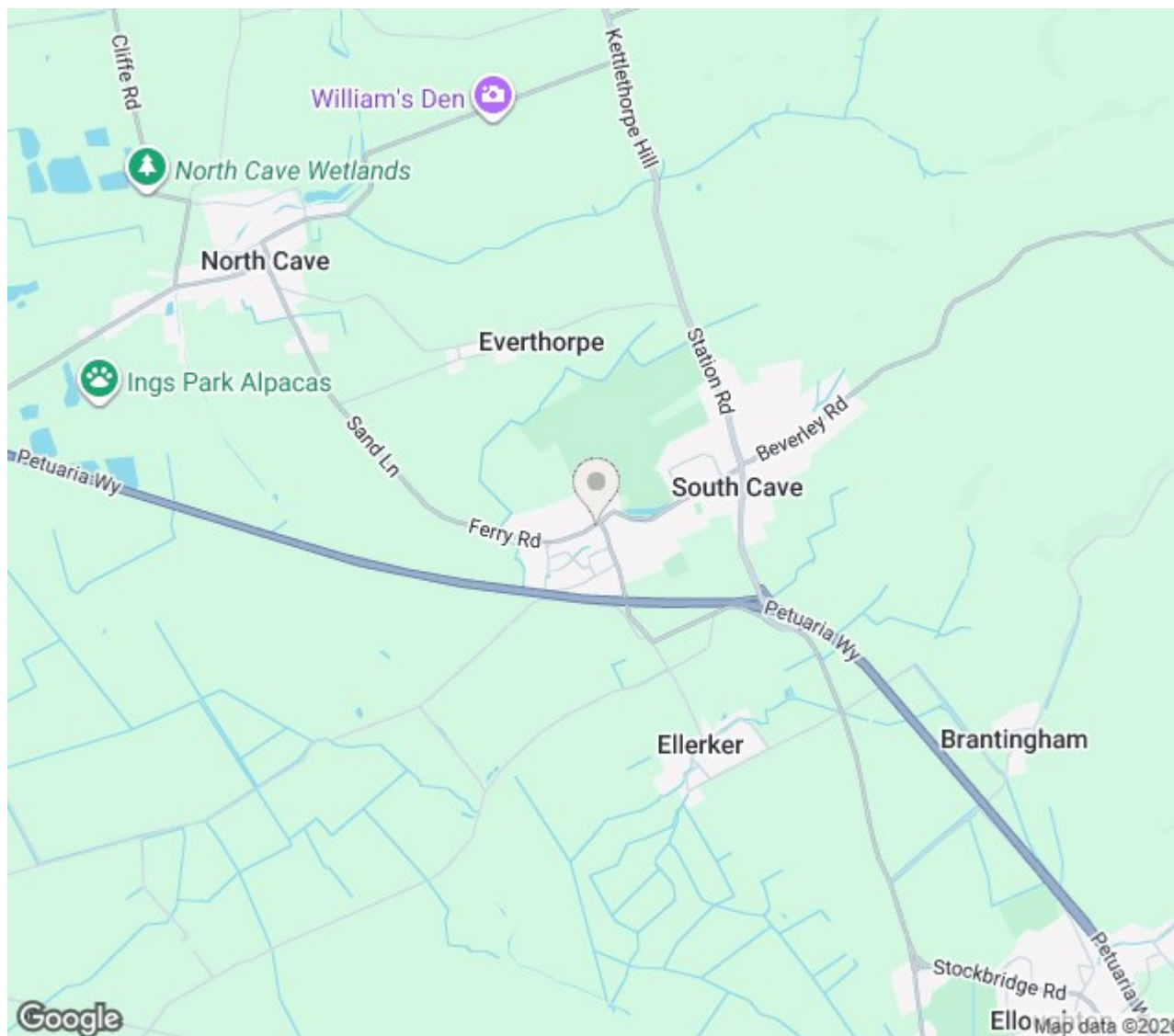
Practicality and style continue throughout the property, with a superbly equipped utility room, convenient cloakroom/WC and useful side entrance from the driveway. To the first floor are three generously sized double bedrooms, with the principal bedroom benefitting from a sleek contemporary en-suite shower room, alongside a luxurious family bathroom fitted with a four-piece suite.

Outside, the private rear garden provides an ideal setting for outdoor entertaining, featuring a large decked terrace and well-maintained lawn beyond. A side driveway offers ample off-street parking and leads to a detached garage, completing this exceptional home.



Key Features

- Handsome Turn Of The 20th Century Family Home
- Striking Polychromatic Brick Façade And Superb Kerb Appeal
- Stunning Open-Plan Kitchen, Dining And Living Extension
- Bi-Folding Doors Opening Onto The Private Rear Garden
- Two Elegant Reception Rooms Including Lounge With Log Burner
- Three Generous Double Bedrooms
- Contemporary En-Suite Shower Room To Principal Bedroom
- Luxurious Four-Piece Family Bathroom
- Ample Off-Street Parking, Detached Garage And Private Rear Garden



Energy Efficiency Rating EPC = E Council Tax = E

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 impressive range of accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door, the hallway features a staircase leading to the first floor and an internal door to:

LOUNGE

A beautifully appointed front-facing reception room showcasing a characterful beamed ceiling, elegant decorative wall panelling, and a traditional sash window to the front elevation. A striking feature fireplace with inset log-burning stove creates a warm and inviting focal point, while access to a useful understairs storage cupboard adds practicality.

SITTING ROOM

A second front-facing reception room offering excellent versatility, ideal for a variety of uses. Featuring a traditional sash window to the front elevation and an attractive feature fireplace which serves as the focal point of the room.

LIVING KITCHEN DINER

Forming the heart of the home, this outstanding open-plan living space is part of a stunning extension designed with modern family living and entertaining in mind. Expansive bi-folding doors seamlessly connect the indoors with the garden beyond, flooding the space with natural light and creating a wonderful sense of openness.

Thoughtfully arranged into dedicated cooking, dining and relaxation areas, this impressive room provides the ultimate social hub. Upon entering, there is generous space for a large ten-seater dining table, which flows effortlessly into the contemporary kitchen and comfortable living area.

The stylish kitchen is fitted with a comprehensive range of wall and base units, complemented by Corian work surfaces, matching upstands and a moulded drainer with recessed sink unit. A substantial Corian island with breakfast bar offers additional preparation and informal dining space, whilst incorporating an induction hob beneath a sleek extractor canopy and a convenient automatic rotating power point.

A range of high-quality integrated appliances includes double ovens/microwave, fridge freezer, dishwasher and drinks cooler. The adjoining living area comfortably accommodates two sofas, creating the perfect setting for relaxing or entertaining. The entire kitchen and living space benefits from underfloor heating and is further enhanced by overhead skylight, adding to the bright and airy atmosphere throughout.

UTILITY ROOM

The utility room also functions perfectly as a secondary kitchen, featuring an integrated oven and hob alongside an extensive range of fitted wall and base cabinetry with complementary worksurfaces and splashbacks. A one and a half bowl sink unit with mixer tap is inset, whilst there is also plumbing for an automatic washing machine and space for a tumble dryer. Further features include a wall-mounted boiler, drinks chiller, concealed extractor hood and under-cabinet lighting.

SIDE ENTRANCE

A composite door to the side of the property provides useful access from the driveway. There is half-height wall panelling and access to the ground floor cloakroom/wc.

LANDING

With access to the first floor accommodation and having a window to the rear providing natural light.

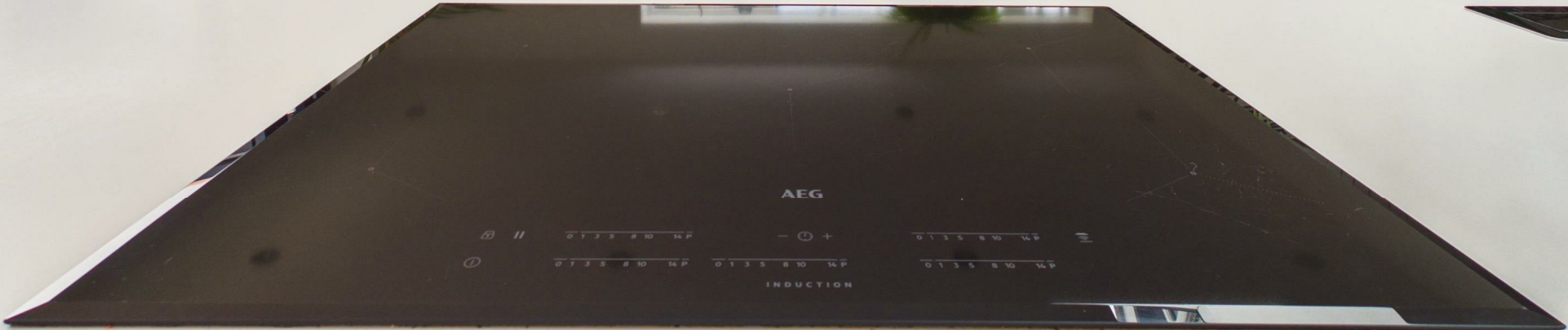
BEDROOM 1

The principal bedroom is positioned to the front of the property and enjoys an attractive sash window. It benefits from stylish sliding-front fitted wardrobes and access to a useful walk-in storage cupboard, ideal for use as a dressing area or wardrobe space, enhanced by natural light from a further front-facing sash window.











EN-SUITE

The well-appointed en-suite is fitted with a three-piece suite comprising a low flush W.C., pedestal wash hand basin and a corner shower enclosure with thermostatic shower and tiled surround. There is complementary splashback tiling to the basin area together with a heated towel rail.

BEDROOM 2

A second generously proportioned double bedroom enjoying a front-facing sash window. The room is complemented by fitted wardrobes together with attractive display shelving.

BEDROOM 3

A spacious third bedroom of double proportions, featuring attractive half-height decorative wall panelling and a rear-facing dormer window which allows for plenty of natural light.

BATHROOM

The luxurious family bathroom is beautifully appointed with a stylish four-piece suite comprising a W.C., a substantial vanity wash basin with storage cabinetry beneath, a double-ended bath with central mixer tap and tiled splashback, together with a spacious walk-in shower enclosure fitted with a thermostatic shower and tiled surround. Additional features include a built-in airing cupboard, heated towel rail and a rear-facing dormer window providing natural light.

OUTSIDE

REAR GARDEN

The delightful rear garden enjoys an excellent degree of privacy and has been lovingly maintained throughout. Immediately adjoining the property is a generous decked terrace, accessed directly from the kitchen via bi-folding doors, creating a superb space for outdoor dining and evening entertaining, enhanced by feature lighting. Beyond lies a beautifully tended garden, mainly laid to lawn with mature shrubbery and established hedging providing a pleasant backdrop. The garden is fully enclosed by timber fencing and benefits from gated access leading to the driveway.

DRIVEWAY & GARAGE

A block paved driveway extends along the side of the property, providing an excellent amount of off-street parking. The driveway continues to a detached garage fitted with an up-and-over door, together with light and power supplies and a personnel access door opening from the rear garden.

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 E. (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.



AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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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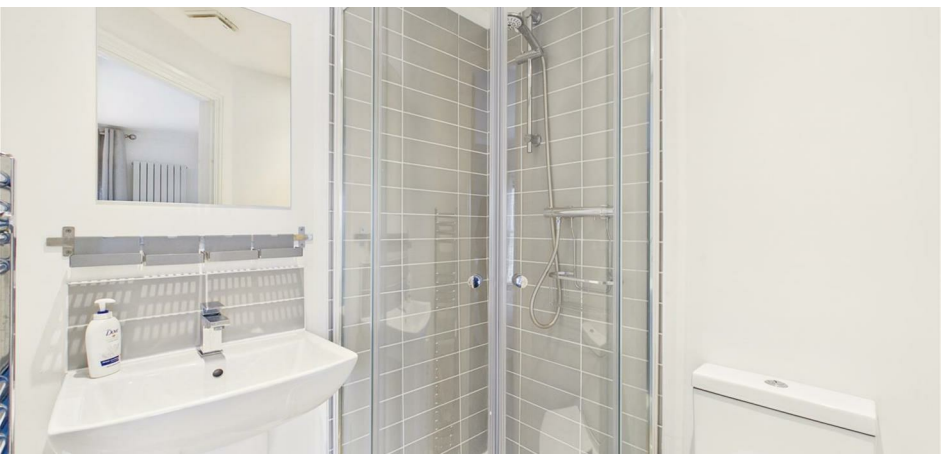
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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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









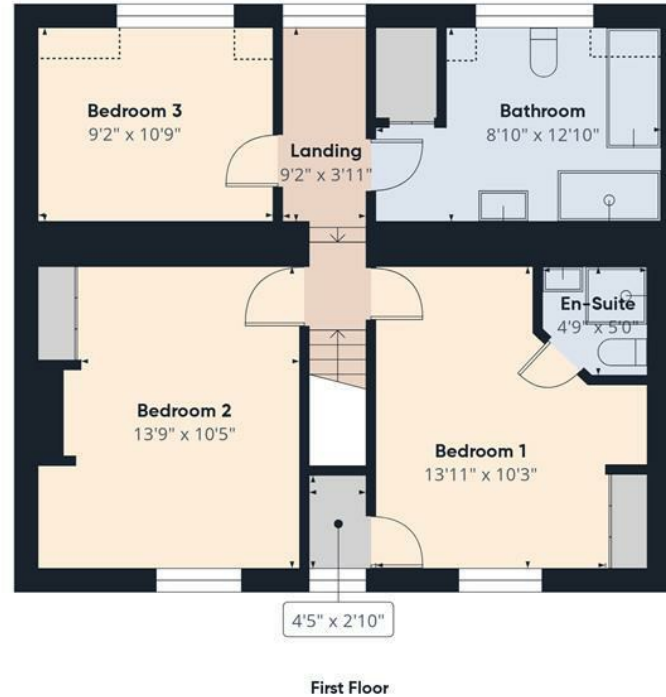
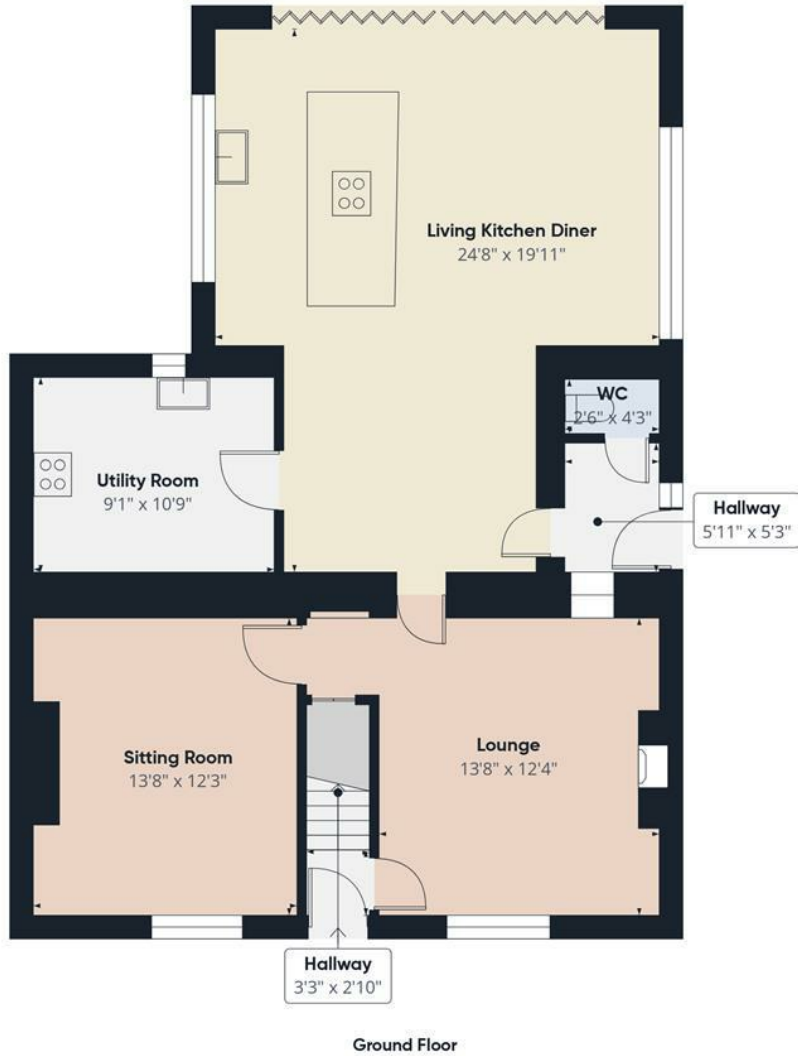












Approximate total area⁽¹⁾

1539 ft²

Reduced headroom

14 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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The logo features a green house icon above the word "Philip" in a dark grey sans-serif font. Below "Philip" is the word "Bannister" in a large, bold, green sans-serif font.

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