



The Parklands, South Cave, HU15 2EL  
Offers Over £295,000

  
**Philip  
Bannister**  
Estate & Letting Agents

# The Parklands, South Cave, HU15 2EL

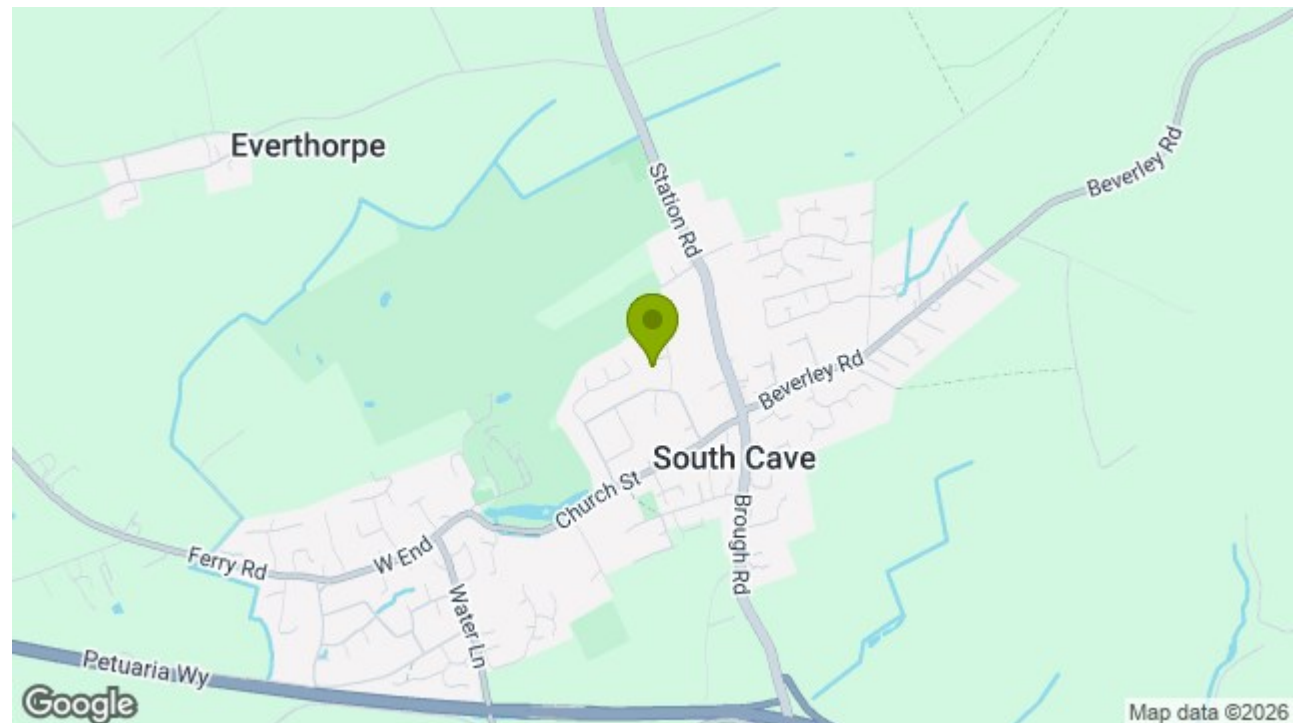
## Key Features

- NO CHAIN
- Detached Bungalow Within A Cul-De-Sac
- 3 Good Sized Bedrooms
- 2 Reception Rooms
- Fabulous Sun Room Overlooking The Garden
- Solar Panels & Battery Storage
- South Easterly Rear Garden
- Side Driveway & Garage
- EPC = B
- Council Tax = D

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            | 83      | 86        |
| (69-80) <b>C</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                     |         |           |

NO CHAIN - Set within a popular cul-de-sac, this spacious three-bedroom detached bungalow is offered with no onward chain. The property boasts a beautifully landscaped, private south-easterly garden, perfect for enjoying morning and afternoon sun. Inside, the well-proportioned layout includes a front-facing lounge with an archway to the dining room, a fitted kitchen, and a bright sun room offering views of the garden. The main bedroom benefits from an en-suite shower room, while two further bedrooms and a modern shower room complete the accommodation.

The bungalow is fitted with solar panels and battery storage, ensuring reduced energy costs. A side driveway provides ample off-road parking and leads to a detached garage, offering additional storage. The gardens to the front and rear of the property are both well maintained.





## ACCOMMODATION

The property is arranged over a single storey and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the side of the property through a residential entrance door. The hallway provides access to the internal accommodation and there is a built-in cupboard.

#### LOUNGE

A well proportioned front facing reception room with a feature fireplace housing an electric fire, a bow window to the front elevation, a second window to the side elevation and an archway opening to:

#### DINING ROOM

With space for a dining table and chairs. There is a window to the front elevation.

#### KITCHEN

The fitted kitchen comprises a range of wall and base units which are mounted with complementary worksurfaces beneath a tiled splashback. A ceramic sink unit sits beneath a window to the side elevation, integral appliances include a NEFF double oven/grill and a 4 ring gas hob beneath a slimline extractor hood. There is a fitted breakfast bar, undercabinet lighting, space and plumbing for a washing machine and space for a larger fridge freezer. A door leads to the side of the property.

#### SHOWER ROOM

The shower room is fitted with a three piece suite comprising WC and inset wash basin within a fixed storage unit, and a double width shower cubicle with waterproof tiling and a thermostatic shower. A

window is to the side elevation, half height wall tiling and a heated towel rail.

#### BEDROOM 1

A double bedroom with a range of fitted wardrobes, overhead cabinets and matching bedside cabinets. There is a window to the rear elevation and access to:

#### EN-SUITE

With a three piece suite comprising WC, pedestal wash basin and a shower enclosure with electric shower. There is half height wall tiling, heated towel rail and a window to the side elevation.

#### BEDROOM 2

The second bedroom is currently fitted as an office with a range of beautiful solid wood bespoke furniture including shelving, book cases and a desk. There is a window to the side elevation, wall mounted solar battery and sliding doors leading to:

#### SUN ROOM

With pleasant views of the rear garden, constructed of a brick base beneath uPVC frames and a part glazed roof. There are French doors opening to the garden.

#### BEDROOM 3

A good sized third bedroom with fitted wardrobes, overhead cupboards and a window to the side elevation.

### OUTSIDE

#### FRONT

To the front of the property there is an established garden with a range of shrubs and bushes.

### REAR

To the rear of the property there is a landscaped garden which enjoys a south easterly aspect and a good level of privacy. There is a flagstone patio and gravelled area with established planting.

#### DRIVEWAY & GARAGE

Positioned to the side of the property there is a block paved driveway providing off street parking. The driveway leads to a detached garage with remote operated door, light and power. There is a personnel door to the side.

#### SOLAR PANELS & BATTERY

Installed to the roof space are a number of solar panels which are designed to reduce energy bills. The solar panels are also connected to a battery storage system.

### 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 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.

## 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.

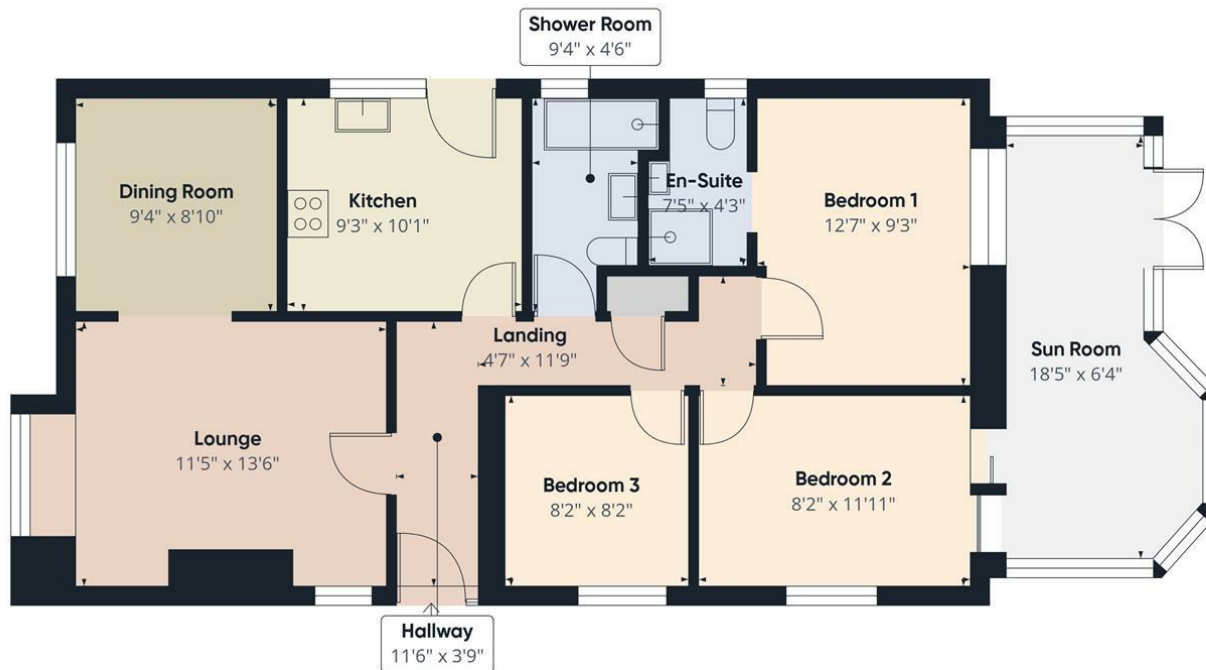
## AGENT NOTES.

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 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<sup>m</sup>  
934 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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