



Bridge Road, South Cave, HU15 2JE  
£190,000

Philip  
**Bannister**  
Estate & Letting Agents

# Bridge Road, South Cave, HU15 2JE

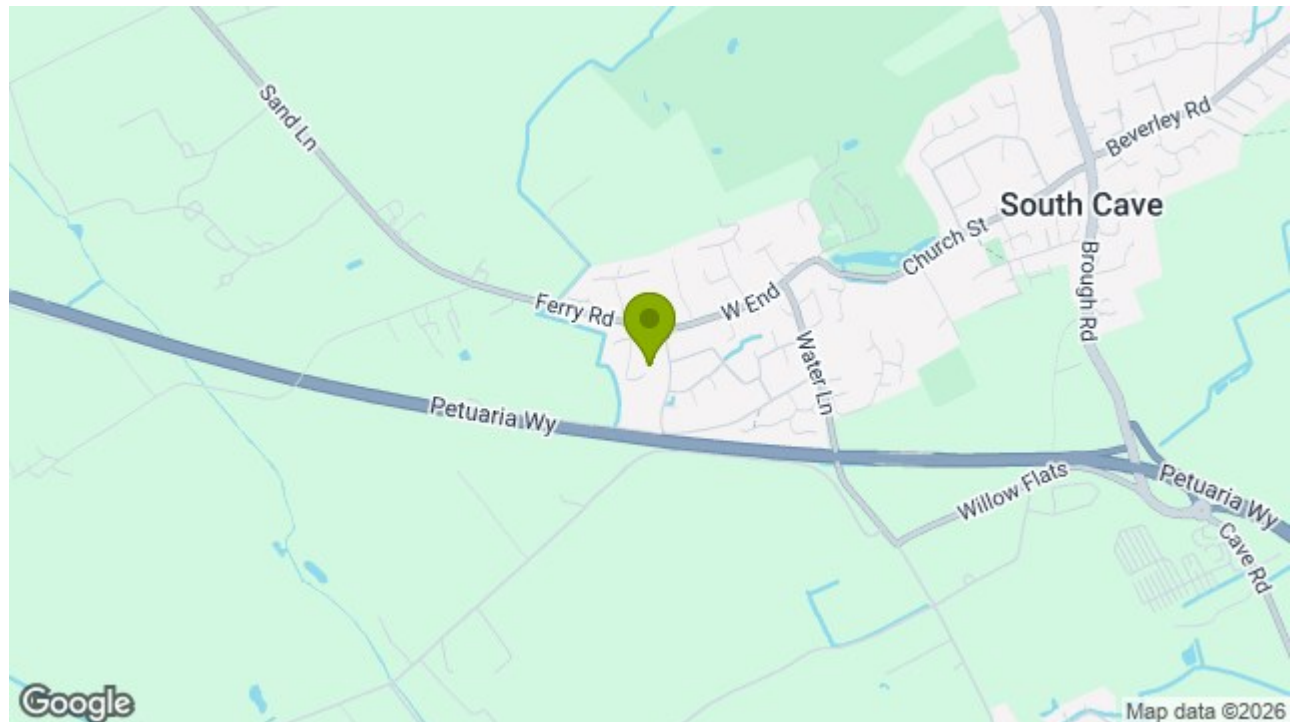
## Key Features

- NO CHAIN
- Beautifully Presented 2 Bedroom Home
- Updated Throughout In Recent Years
- Delightful Private Rear Garden
- Modern Dining Kitchen With Doors To The Rear Garden
- Contemporary Bathroom
- Extensive Driveway Parking
- Cul-De-Sac Position
- EPC = C
- Council Tax = B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Beautifully presented and offered to the market with no onward chain, this exceptional two-bedroom semi-detached home has been comprehensively updated in recent years to create a truly stunning turn-key property. Finished to an excellent standard throughout, the accommodation is ready for a purchaser to move straight in and enjoy from day one. Tucked away within a cul-de-sac setting, the property is ideally suited to a range of buyers, including first-time purchasers, downsizers and investors alike.

The accommodation briefly comprises an entrance hall, a comfortable front-facing lounge and a superb full-width dining kitchen fitted with modern units and providing an excellent space for both everyday living and entertaining. To the first floor are two well-proportioned bedrooms and a stylish contemporary bathroom. Outside, the property benefits from extensive off-street parking, with a driveway extending from the front and continuing along the side of the house. To the rear is a delightful garden enjoying a high degree of privacy, creating a wonderful outdoor space.





## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a composite entrance door, the hallway has a window to the side elevation and a staircase leading to the first floor.

#### LOUNGE

A front facing reception room with a large window to the front elevation. There is a feature fireplace housing an electric fire and access to an under-stair storage cupboard.

#### DINING KITCHEN

A modern, well appointed dining kitchen which is fitted with a comprehensive range of wall and base units which are mounted with complementary worksurfaces beneath a tiled splashback. A single drainer stainless steel sink unit sits beneath a window to the rear elevation, integral appliances include an electric oven, ceramic hob and a concealed extractor hood. There is space and plumbing for an automatic washing machine. To the opposite end of the kitchen there is space for a dining table and chairs and French door opening to the rear garden.

### FIRST FLOOR

#### LANDING

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

#### BEDROOM 1

A front facing double bedroom with two windows to the front elevation. There is a built-in cupboard above the stairwell and a recess area for positioning wardrobes.

#### BEDROOM 2

A good sized second bedroom with a window to the rear elevation and a fitted wardrobe with overhead storage.

#### BATHROOM

A contemporary bathroom which is fitted with a three piece suite comprising WC, vanity wash basin above a fixed unit and a panelled bath with a glazed screen, tiling and a thermostatic shower above. There is further wall tiling, a window to the rear and a heated towel rail.

### OUTSIDE

#### FRONT

To the front of the property there is a lawned garden and a footpath leading from the driveway to the property.

#### REAR

The delightful rear garden is beautifully presented and offers excellent privacy. The garden is mainly laid to lawn with gravel borders and a patio adjoining the property. A further gravel area

offers further seating area and leads to a garden shed. There is timber fencing and a gate leading to the driveway.

### DRIVEWAY

A gravel driveway provides extensive off street parking to the front and side of the property.

### 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 B. (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.

### VIRTUAL STAGING.

Certain images in this listing have been digitally enhanced or virtually staged using AI to illustrate the potential of the space. In some instances, existing freestanding furniture and personal items may have been digitally removed, and replacement furniture, décor, landscaping and other features may have been added for visualisation purposes only. These images are intended to help prospective buyers appreciate the property's possibilities and may not accurately represent its current condition. Buyers are advised to satisfy themselves as to all features and finishes through their own inspection.

### 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.

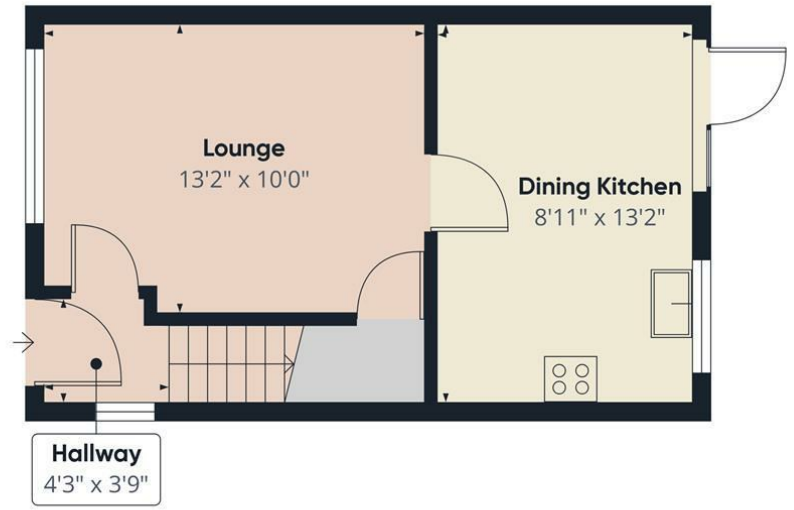
### AGENT NOTES.

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





Ground Floor



First Floor



Approximate total area<sup>m</sup>  
564 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.

GIRAFFE360

