



QUICK & CLARKE
The Property Specialists

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44 Ferry Road, South Cave HU15 2JF
£395,000

- Detached dormer bungalow
- Plot approximately 0.4 acre
- Adjoins open paddock land
- Extremely useful barn and workshop
- 3 bedrooms
- Would suit a variety of uses
- Commercial potential subject to necessary consents
- EPC Rating: Awaited
- Council Tax Band: D
- NO CHAIN

A very rare opportunity to acquire a detached dormer bungalow located on the fringe of this very popular village, surrounded by paddock land and sitting centrally on a plot which extends to approximately 0.4 acre.

The bungalow offers extremely versatile accommodation with bedrooms to both ground and first floor, and the extensive outside space is complemented by the large barn/workshop, garaging and open bay carport.

The property would suit a wide variety of uses subject to all necessary consents and would be an ideal property from which to make a home and run a business.

LOCATION

South Cave is a particularly popular residential location with direct access onto the A63/M62 East/West motorway being situated at the foot of the Yorkshire Wolds. South Cave has a good range of local facilities most of which are within easy walking distance.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

PVCu sealed unit double glazed door, staircase leading to first floor and understairs cupboard.

WALK-IN CLOAKS CUPBOARD

PVCu sealed unit double glazed window and radiator.

CLOAKROOM

Low level w.c. and PVCu sealed unit double glazed window.

LIVING ROOM

17'5" x 13'4" (5.31m x 4.06m)
Timber fireplace with marble effect inset and hearth having living flame gas fire fitted, PVCu sealed unit double glazed window to two elevations and two radiators.

KITCHEN

17'4" x 11' (5.28m x 3.35m)
Well appointed timber effect base and eye level units with one and a half bowl sink unit and breakfast bar, electric oven and hob, PVCu sealed unit double glazed window and radiator.

UTILITY ROOM

6'11" x 5'11" (2.11m x 1.80m)
Matching timber effect units, gas fired central heating boiler, PVCu sealed unit double glazed window and radiator.

REAR LOBBY

PVCu sealed unit double glazed door to outside.

SEPARATE W.C.

PVCu sealed unit double glazed window and low level w.c.

STORE

With shelves fitted.

SUN ROOM

9'8" x 7'7" (2.95m x 2.31m)
Of brick and PVCu sealed unit double glazed construction with perspex roof enjoying views over the rear garden and paddocks.

BEDROOM 1

14' x 12' (4.27m x 3.66m)
PVCu sealed unit double glazed window and radiator.

BATHROOM

7'2" x 5'11" (2.18m x 1.80m)
Panelled bath with shower over, pedestal wash basin, tiled walls, chrome towel radiator, PVCu sealed unit double glazed window and radiator.

FIRST FLOOR

LANDING

PVCu sealed unit double glazed window.

BEDROOM 2

11' x 8'10" (3.35m x 2.69m)
PVCu sealed unit double glazed window, built-in airing cupboard housing hot water cylinder and door to:

DRESSING ROOM

9'5" x 8'10" (2.87m x 2.69m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

12'4" x 11'10" (3.76m x 3.61m)
Fitted wardrobes and drawers, PVCu sealed unit double glazed window and radiator.

OUTSIDE

The property stands centrally on a very good size plot which extends to approximately 0.4 acre having gravel driveway and parking area with substantial lawned gardens with strips of paddock land to the side and rear.

OUTBUILDINGS

BLOCK AND TIMBER BARN

48' x 19'6" (14.63m x 5.94m)

BRICK AND FELT SINGLE GARAGE

TWO BAY OPEN CARPORT

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from PVCu double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net



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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VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.