

63, Annie Med Lane,
South Cave, HU15 2HQ
Offers Over £240,000



ABOUT THE PROPERTY

South Cave is a sought after village location with easy access to A63 and M62.

This spacious house on Annie Med Lane offers a perfect contemporary styling which flows with ease. Benefitting from three well-proportioned bedrooms, this property is ideal for families with plenty of clever storage solutions and a cabin in the garden for additional space. The property is fresh and bright and the rooms provide a welcoming atmosphere, perfect for relaxation and those loving a outdoor living space.

The house features a downstairs WC, and a great designer family bathroom. One of the standout features of this property is the ample driveway, accommodating up to three vehicles, which is a rare find in this picturesque village location.

South Cave is known for its friendly community and beautiful surroundings, making it an excellent choice for those looking to enjoy a peaceful lifestyle while still being within easy reach of local amenities. The village boasts a selection of shops, schools, and recreational facilities with the Yorkshire Wolds Way on your door step, ensuring that everything you need is just a short distance away.

This property presents a wonderful opportunity to create a home in a sought-after location. With its spacious layout and convenient features, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home in South Cave.







ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

Entering from the side of the property, stairs off leading to the first floor, understairs cupboard and door leading to...

DOWNSTAIRS W/C

0.877 x 1.439 (2'10" x 4'8")

Fully tiled, with vanity wash basin and low level WC, down lights

LIVING ROOM

5.97 x 4.52 max (19'7" x 14'9" max)

UPVC windows to front elevation. electric fire, laminate flooring, double doors leading to...

DINING ROOM

3.59 x 2.79 (11'9" x 9'1")

Open plan with laminate flooring, leads to breakfast kitchen and conservatory

BREAKFAST KITCHEN

3.03 x 2.64 (9'11" x 8'7")

UPVC double glazed window to rear elevation, comprising contemporary kitchen with base and wall mounted units, complimentary worktops and upstands, integrated dishwasher, induction hob, double wall mounted oven, stainless steel extractor hood, composite sink unit with mixer taps. Great feature breakfast peninsula and an integrated wine fridge, space for fridge/freezer and washer. Down lights and walk in storage cupboard

GARDEN ROOM

2.00 x 1.70 (6'6" x 5'6")

UPVC french doors and side panels to rear aspect, leading into garden, Down lights and laminate flooring, built in window seat area with storage beneath.

FIRST FLOOR

LANDING

Built in wall to wall storage cupboards. Loft hatch.

BEDROOM ONE

3.49 x 2.88 (11'5" x 9'5")

UPVC double glazed window to front elevation, Access to eaves storage.

BEDROOM TWO

3.65 x 3.07 (11'11" x 10'0")

UPVC double glazed window to rear elevation, built in storage cupboard housing boiler

BEDROOM THREE

2.78 x 2.69 (9'1" x 8'9")

UPVC double glazed window to rear

BATHROOM

Modern suite with UPVC double glazed window to side elevation. Comprising, walk in shower with rain head and pull down shower heads, panel bath, vanity wash basin and low level WC. Fully tiled, heated towel rail.

OUTSIDE

A driveway to the side provides off street parking along with additional gravelled off street parking to the front of the property, access to...

REAR GARDEN

High level timber boundary fence, timber pergola and paved patio area, leading to...

TIMBER CABIN

3.30 x 5.28 (10'9" x 17'3")

With electrics, bar area and external lighting. Ample lockable storage to the rear.

ADDITIONAL INFORMATION

EPC RATING - D

COUNCIL TAX BAND - C

*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

SERVICES

Mains gas, electricity, water and drainage are connected

APPLIANCES

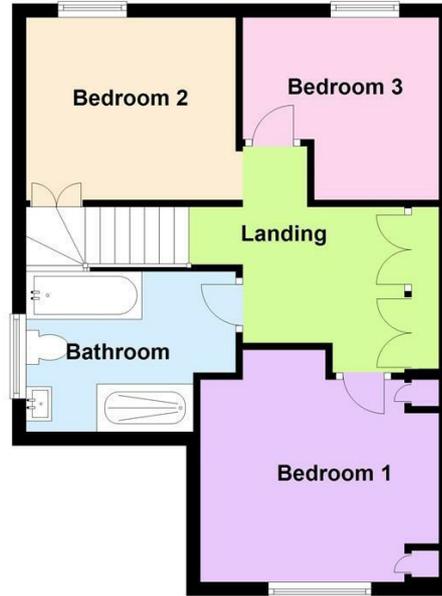
None of the appliances have been tested by the agent.



Ground Floor



First Floor



VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.