



Total area: approx. 108.9 sq. metres (1171.7 sq. feet)

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.

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

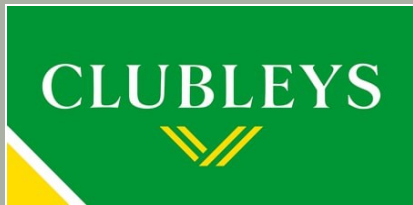
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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 (Holmfieled Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmfieledsolutions.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. Holmfieled 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.

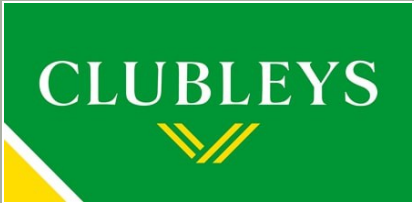


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.



18, Annie Med Lane,
South Cave, HU15 2HG
£350,000



Tucked away in a peaceful position with gardens wrapping around the home, this detached bungalow offers a rare sense of privacy while remaining within a sought-after residential setting. Designed for easy, spacious living, the accommodation flows from a welcoming entrance hall into a generous sitting room with an archway to the dining room, creating an ideal space for both relaxing and entertaining. The well-proportioned kitchen offers extensive worktop space and storage, with a conservatory overlooking the garden. There are three bedrooms, two with fitted wardrobes, including the main bedroom with en-suite shower room, alongside a separate bathroom. Outside, the well maintained lawned gardens extend to the front, side and rear, with fenced boundaries and gated access. A large driveway provides ample parking and leads to a detached double garage, completing this superb home.

Tenure: Freehold. East Riding of Yorkshire Council BAND: E.



www.clubleys.com



THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

PVC entrance door, airing cupboard housing hot water cylinder, ceiling coving, two radiators.

SITTING ROOM

5.33m x 4.04m (17'5" x 13'3")

Electric fire set on marble hearth, wooden surround, bay window, ceiling coving, two radiators, archway to

DINING ROOM

3.53m x 2.64 (11'6" x 8'7")

Ceiling coving, radiator, patio doors to Conservatory.

CONSERVATORY

3.74m x 2.53m (12'3" x 8'3")

PVC windows to two sides, brick dwarf wall below, polycarbonate roof, laminate wood flooring, PVC french doors to garden,

KITCHEN

5.24m x 3.06m (17'2" x 10'0")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl sink unit, gas hob, eye level oven, extractor hood over, cupboard housing wall mounted gas fired central heating boiler, plumbing for dishwasher, plumbing for automatic washing machine, part tiled walls, rear entrance door, light tunnel, radiator.

BEDROOM ONE

3.54m x 3.77m (11'7" x 12'4")

Fitted wardrobes to one wall, ceiling coving, radiator.

EN SUITE

Three piece suite comprising step in shower cubicle, wash hand basin, low flush W.C., shower boarded walls, radiator, extractor.

BEDROOM TWO

2.97m x 2.85m (9'8" x 9'4")

Fitted wardrobes to one wall, ceiling coving, radiator.

BEDROOM THREE

2.98m x 2.50m (9'9" x 8'2")

Radiator.

BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin, low flush W.C., part tiled walls, radiator, extractor.

OUTSIDE

Outside, the well maintained lawned gardens extend to the front, side and rear, with fenced boundaries and gated access. A large driveway provides ample parking and leads to a detached double garage, completing this superb home.

DOUBLE GARAGE

Roller door, power and light.

ADDITIONAL INFORMATION**SERVICES**

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

