



The Larches, 3, East Hall Mews,  
South Cave, HU15 2FQ  
Offers Over £375,000



We are delighted to offer this attractive four-bedroom detached house situated within a gated development in the popular village of South Cave. Forming part of a small collection of homes, the property offers generous accommodation arranged over three floors, briefly comprising a ground floor entrance hall, lounge, dining kitchen with access to the garage and conservatory.

To the first floor there is a landing, three bedrooms and a bathroom, while the second floor provides a master bedroom with en-suite facilities. Externally, the property benefits from a garage, parking directly in front, and an additional parking space, along with a front garden and a good-sized rear garden.

Tenure - Freehold  
EPC - C  
Council Tax Band - D



Tenure: Freehold  
East Riding Of Yorkshire Council  
BAND: D

#### ENTRANCE HALL

Entered via a front entrance door, laminate flooring, under stairs cupboard and radiator.

#### LOUNGE

4.6m x 3.28m (15'1" x 10'9")

Radiator, feature fireplace with electric log effect fire, TV point and wall light point.

#### CLOAKROOM/WC

White low flush WC, wash hand basin, with tiled splash back, tiled floor, extractor fan and radiator.

#### FITTED KITCHEN

5.24m x 3.55m (17'2" x 11'7")

Range of wall and floor units having complementary work surfaces. incorporating one and half bowl stainless steel sink unit, four ring gas hob with extractor hood over. Electric double oven, integrated fridge freezer, integrated dish washer, tiled flooring, recess spotlights and wall lights. radiator, door to garage.

French doors leading to the conservatory.

#### CONSERVATORY

3.575m x 3.39m (11'8" x 11'1")

PVC windows, glazed pitched roof, French doors to rear garage. Wood floor, radiator, wall light points.

#### LANDING

Storage cupboard, radiator.

#### BEDROOM TWO

3.046m x 3.14m (9'11" x 10'3")

Fitted wardrobes, radiator and TV point.

#### BEDROOM THREE

2.904m x 2.737m (9'6" x 8'11")

Fitted wardrobes, radiator and TV point.

#### BEDROOM FOUR

3.142m x 2.047m (10'3" x 6'8")

Radiator, TV point.

#### FAMILY BATHROOM

White suite comprising low flush WC, pedestal hand wash basin, bath with shower and shower screen over, tiled floor, part tiled walls, radiator, recess spotlights and extractor fan.

#### SECOND FLOOR

#### MASTER BEDROOM

4.174m + wardrobe recess x 4.727m (13'8" + wardrobe recess x 15'6")

Sloping ceilings, Velux windows, fitted cupboards and drawers, radiator and TV point.

#### EN-SUITE SHOWER ROOM

White suite, low flush WC, wash hand basin, shower cubicle, tiled flooring and Velux window.

#### ATTACHED GARAGE

5.383m x 2.679m (17'7" x 8'9")

Wall mounted gas fired central heating boiler, fitted cupboard, work surface, stainless steel sink unit, side personal door, electric garage door, power and light.

#### FRONT GARDEN

Lawned front garden, side driveway providing parking and access to garage. Additional parking to the side.

#### REAR GARDEN

Laid to lawn, fenced and enclosed and outside tap.

#### ADDITIONAL INFORMATION;

##### \*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:-

##### \*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:-

##### \*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 water, electricity and drainage. Telephone connection subject to renewal by British Telecom.

#### APPLIANCES

No appliances have been tested by the Agent.

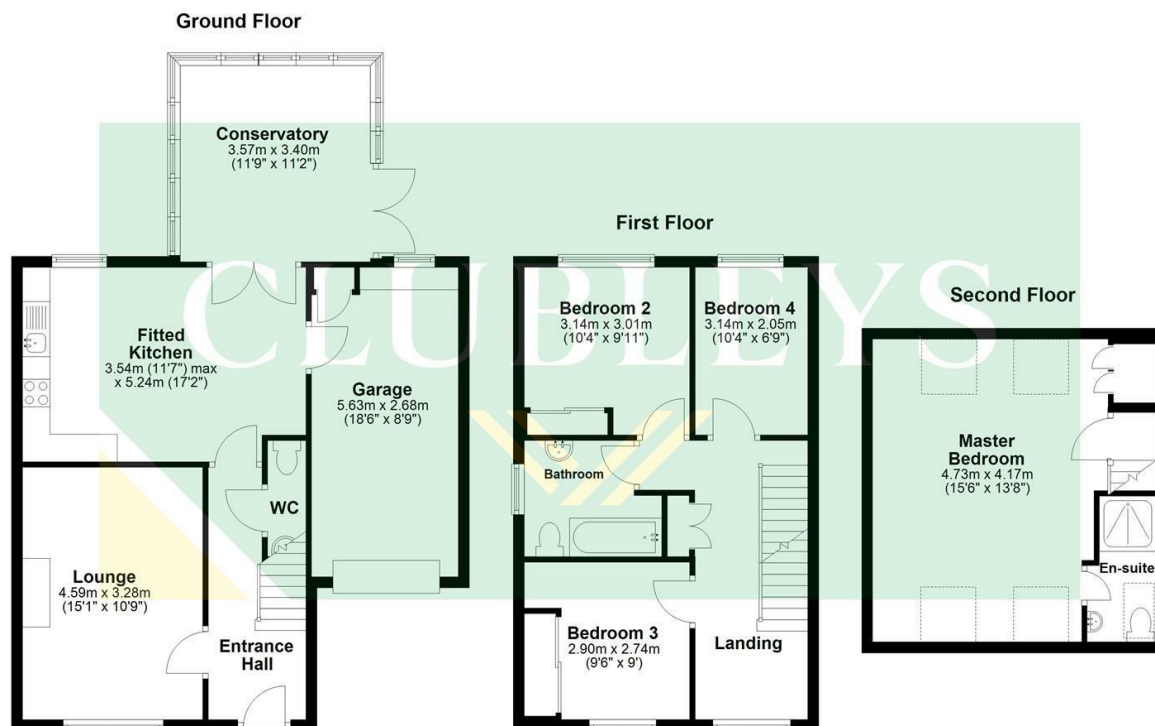


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#### AGENTS NOTES

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

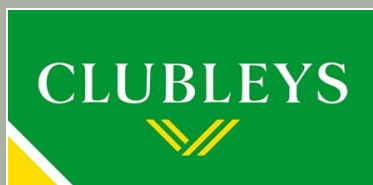
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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#### 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 (Holmeffeld Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmeffeldsolutions.co.uk](mailto:Faye@holmeffeldsolutions.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. Holmeffeld 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		

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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.