



28, Water Lane,  
South Cave, HU15 2HJ  
Guide Price £215,000



## ABOUT THE PROPERTY

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A quaint and much loved semi-detached chalet-style house on Water Lane with two well-appointed bedrooms, including a master ensuite WC. This property is ideal for small families or First Time Buyers!

Upon entering, you are welcomed into a spacious L-shaped hallway into an open plan lounge/diner, the fitted kitchen is conveniently located, making meal preparation a pleasure with its open-plan staircase off a further seating area with views to the rear.

The exterior of the property is equally impressive, featuring beautiful established gardens at the rear. These gardens provide a serene outdoor space, complete with a covered seated decking area, perfect for enjoying warm summer evenings. Additionally, the side driveway leads to a garage and offers parking for up to three vehicles, ensuring convenience for you and your guests.

This property is not just a house; it is a home that offers a wonderful lifestyle in a picturesque setting. With its thoughtful design and lovely outdoor space, it is a must-see for anyone looking to settle in South Cave.

Council Tax Band: C







Tenure: Freehold

Band:

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### L-SHAPED HALLWAY

Glazed panelled side entrance door leading into the L-shaped hallway. Laminate flooring, coving, radiator and centre ceiling light. Storage cupboards housing meters and electric circuit breaker with additional overhead storage.

#### LIVING ROOM

With two windows, one bow window to front elevation alongside a further picture window to the front elevation both with radiators beneath. Feature brick fireplace with inset log burner, coving, ceiling light - ample space for dining table and chairs.

#### BATHROOM

Modern three piece suite comprising: white high gloss vanity sink unit housing low flush WC, panelled bath with shower over, handheld shower attachment and rainfall showerhead, chrome ladder radiator. Tiled flooring.

#### KITCHEN

Window to the rear aspect with timber stable door leading out onto the rear garden. Fitted with a range of base, floor, drawer and wall units, complimentary work surfaces and upstands. A range of integrated appliances to include washing machine, dishwasher and fridge freezer. Five ring gas hob with electric extractor over, high level double oven and grill with microwave. One and half bowl ceramic single drainer sink unit. Recessed ceiling spot lights, laminate flooring. Additional seating area with sliding patio doors out onto the rear garden with window to side elevation and open plan staircase off to the first floor.

### FIRST FLOOR

#### LANDING

#### MASTER BEDROOM

Spacious double room with built in dressing table/vanity, a range of fitted wardrobes proving ideal storage, matching bedside drawer units and overhead storage. Window and radiator beneath.

#### EN-SUITE WC

Suite comprising low flush WC and separate vanity sink unit, eaves storage, and chrome ladder radiator, recessed ceiling spotlights. Vinyl flooring, window to the side elevation

### BEDROOM TWO

Lovely light, airy double bedroom with large picture window to the rear elevation. A fantastic range of fitted furniture with bedside drawer units and vanity dressing table and overhead storage. Radiator, eaves storage and ceiling light.

### OUTSIDE

To the rear of the property there is a paved patio area adjacent - established with borders and a covered seating area and decking. Timber boundary fencing, an array of herbaceous borders, flowers, shrubs etc with access via the side of the property to a single garage with a block paved side driveway to accommodate further vehicular parking.

### ADDITIONAL INFORMATION

#### \*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.

MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

### SERVICES

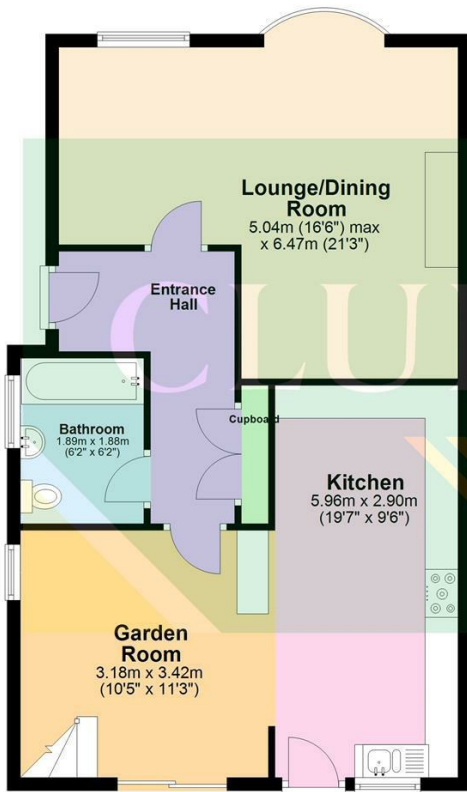
Mains gas, water, electricity and drainage are connected to the property.

### APPLIANCES

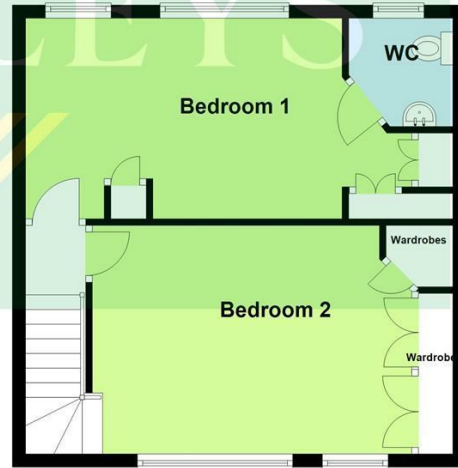
None of the appliances have been checked by the agent.



## Ground Floor



## First Floor



Total area: approx. 112.5 sq. metres (1211.1 sq. feet)

### 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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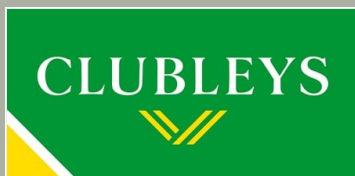
### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto: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	69	82
(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.