



Rose Dene
Ellerker Lane | South Cave | HU15 2DZ

£345,000

Rose Dene, Ellerker Lane, South Cave

An exceptional three-bedroom semi-detached home, beautifully positioned on a superb plot with stunning open field views to the front and an impressively long rear garden that provides a wonderful sense of privacy. Immaculately presented throughout, this outstanding home is offered to the market in move-in condition and has been finished to an excellent standard. The welcoming entrance hall immediately sets the tone, featuring an oak and glass balustrade staircase, while the front-facing lounge is enhanced by a characterful log-burning stove. To the rear, the impressive full-width dining kitchen is undoubtedly the heart of the home, superbly appointed with a range of integrated appliances and offering an ideal space for both everyday living and entertaining, complemented further by a useful utility room and ground floor WC.

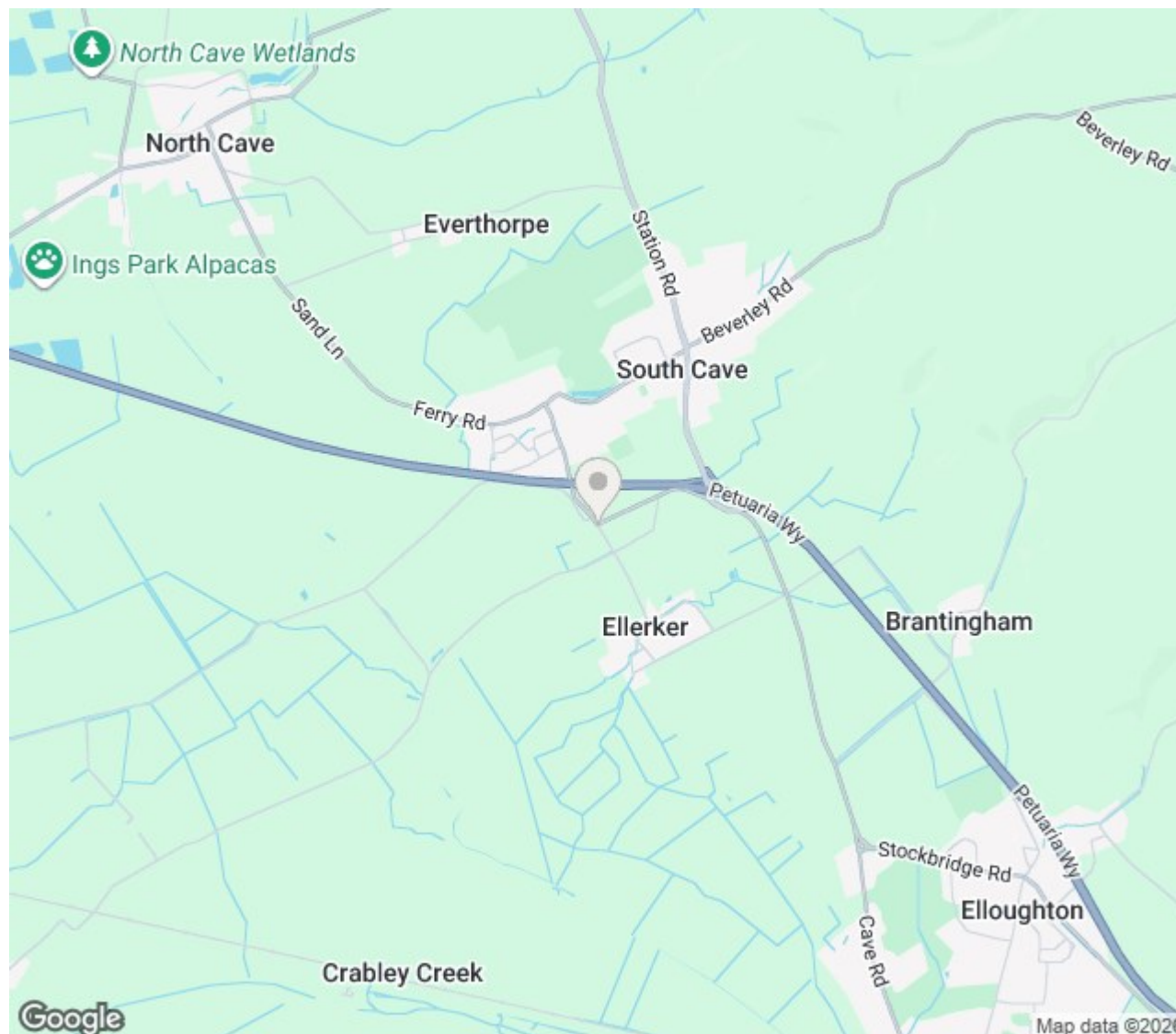
To the first floor, the property continues to impress with three bedrooms and a luxurious family bathroom finished with a four piece suite. Externally, the home enjoys a gated gravel driveway providing extensive off-street parking, while the mature and established rear garden offers a beautifully private outdoor space for relaxation.

Situated in a highly desirable semi-rural location, the property enjoys the perfect balance of countryside charm but with easy access to the village of South Cave and excellent transport links via the motorway network.



Key Features

- 3 Bedroom Semi-Detached Home
- Fabulous Open Views To The Front
- Generous & Private Rear Garden
- Immaculately Presented Throughout
- Open Plan Dining Kitchen
- Separate Utility Room & WC
- Gated Driveway Parking
- EPC = E
- Council Tax = C



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

RECEPTION HALL

Allowing access to the property through a composite entrance door, the welcoming reception hall features a tiled floor and an impressive glass balustrade staircase leads to the first floor.

LOUNGE

An attractive reception room with a bay window and a feature fireplace housing a log burning stove with brick inset and a timber mantle.

DINING KITCHEN

A beautifully appointed breakfast kitchen spanning the width of the property to the rear. It is fitted with a comprehensive range of shaker-style wall and base units with complementary worksurfaces with matching upstands and tiled splashbacks. There is a stainless steel sink unit beneath a window to the rear, a range of integral appliances include a double oven/grill, ceramic hob beneath an extractor hood and a dishwasher. There is also space for an American fridge freezer. To the opposite end of the kitchen there is space for a dining table and chairs, overhanging breakfast bar and a recessed feature fireplace. A tiled floor runs throughout and there are French doors opening to the rear garden.

UTILITY ROOM

Fitted with units matching those of the kitchen and having space and plumbing for an automatic washing machine and space for a further under counter appliance. There are windows to the side and rear and there is a continuation of the tiled floor.

W.C.

Fitted with a two piece suite comprising WC and vanity wash basin within a fixed storage unit. There is a window to the rear, heated towel rail and a tiled floor.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a window to the side elevation.

BEDROOM 1

A spacious double bedroom with a window to the front elevation that enjoys fabulous views across open fields. There is access to a useful walk-in wardrobe.

BEDROOM 2

A double bedroom with two windows to the rear which enjoy views over the garden.

BEDROOM 3

A further double bedroom with a window to the rear.

BATHROOM

A luxurious bathroom which is fitted with a four piece suite comprising WC, wall hung vanity wash basin with storage unit, large walk-in shower cubicle with a thermostatic shower, tiled inset and glazed screen and a free-standing double end bath with a central fill.

OUTSIDE

FRONT

To the front of the property there is a large gravel driveway which is accessed via a timber gate and provides excellent off street parking provisions.







A tall, stainless steel refrigerator with a double-door design, positioned on the left side of the kitchen.

A bright red stand mixer with a stainless steel bowl, sitting on the countertop near the window.

A sleek, black range hood mounted above the stove area, with a white tile backsplash below it.

Two wooden floating shelves mounted on the wall, holding various kitchen items like jars, a small plant, and a white teapot.

A red toaster sitting on the countertop near the sink.

A Gaggia espresso machine with a stainless steel body and a black base, positioned on the countertop to the right of the sink.

White shaker-style kitchen cabinets with gold-colored handles, including drawers on the left and upper cabinets on the right.

A window with a white frame, looking out onto a green landscape, with a small potted plant on the sill.

A window with a white frame, looking out onto a green landscape, with a small lamp on the sill.

Large, light-colored square tiles covering the kitchen floor.

Recessed ceiling lights providing illumination for the kitchen.





REAR

The rear garden is a standout feature of the property, offering an excellent size and a high degree of privacy. Thoughtfully designed, the garden is divided into several distinct sections, beginning with a concrete patio directly to the rear. This leads to a decked terrace, with a footpath beyond flanked by mature planting beds, guiding you to a generous lawned area complemented by additional planting beds and raised boxes. A further decked seating area sits beneath a wooden pergola, while a timber store is positioned at the far end of the garden.

GENERAL INFORMATION.

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

CENTRAL HEATING - The property has the benefit of a oil fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

VIEWINGS.

Strictly by appointment with the sole agents.

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

MORTGAGES.

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?.

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and



other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100







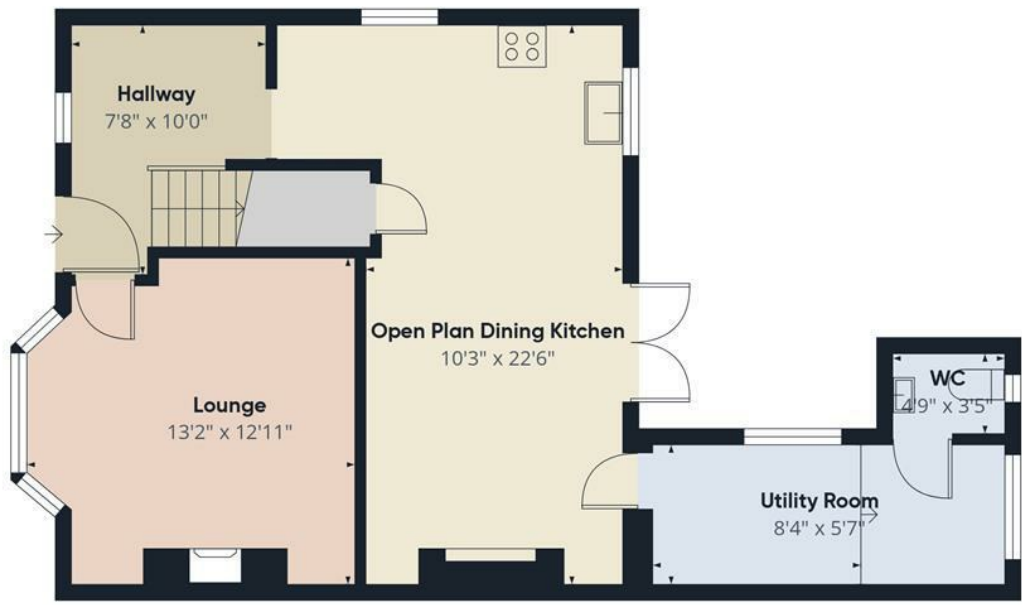












Ground Floor



First Floor

Approximate total area⁽¹⁾
1016 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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