

7, Westcote Fold,
South Cave, HU15 2GU
£270,000



ABOUT THE PROPERTY

STUNNING PROPERTY - PRIME LOCATION in the charming village of South Cave, this end-terrace house at Westcote Fold offers a perfect blend of modern living and convenience. Built in 2018 by Risby Homes, this property spans approximately an impressive 850 square feet, providing ample space for comfortable living.

The home features a well-appointed reception room, ideal for entertaining guests or enjoying quiet evenings in. With two spacious bedrooms, this property is perfect for small families, couples, or individuals seeking a peaceful retreat. The contemporary design and high-quality finishes throughout ensure that you can move in without the need for any renovations or updates, making it a true turn-key opportunity.

Whether you are looking to invest in your first home or seeking a tranquil place to settle down, this end-terrace house in South Cave is not to be missed. With its modern amenities and prime location, it presents an excellent opportunity for those looking to enjoy the best of village life while still being within easy reach of local amenities.

Tenure - Freehold
Council Tax Band - C







Tenure: Freehold
East Riding of Yorkshire
Band: C

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Composite entrance door, stairs leading to first floor accommodation, LVT flooring and internal oak door.

LOUNGE

3.18m x 4.47m (10'5 x 14'8)

UPVC double glazed window to the front & side, LVT flooring.

KITCHEN/DINER

4.24m x 3.25m (13'11 x 10'8)

Fitted with range of high gloss wall & base units with complementary marble effect Quartz worktops, matching island & breakfast bar, inset sink with mixer tap, NEFF induction hob, extractor, integrated electric NEFF oven, integrated fridge/freezer and space for dining table. Recessed spotlights.

DAY ROOM

3.73m x 2.39m (12'3 x 7'10)

Double glazed bi-folding doors leading to rear garden, Velux windows.

LANDING

Storage cupboard housing combi boiler.

BEDROOM ONE

4.24m x 2.87m (13'11 x 9'5)

UPVC double glazed window to the rear, fitted wardrobes with sliding doors, radiator.

BEDROOM TWO

4.22m x 2.67m (13'10 x 8'9)

UPVC double glazed window to the front, fitted wardrobes with sliding doors, radiator, cupboard for storage.

BATHROOM

2.11m x 1.88m (6'11 x 6'2)

UPVC double glazed opaque window to the side, walk in shower with wall mounted rainfall shower head, low level W.C, wall mounted vanity unit with inset sink, heated towel rail, recessed spotlights.

OUTSIDE

To the front of the property is the pedestrian walk way. Vehicle parking is provided at the rear of the property along with a parking space & garage which benefits from power & lighting plus an electric up & over door. To the rear of the property is the enclosed, private garden which benefits from delightful raised planted

borders & a lawned area with perimeter fencing. To the side there is also a cobblestone patio area which provides privacy as well as a raised decking area.

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.

APPLIANCES

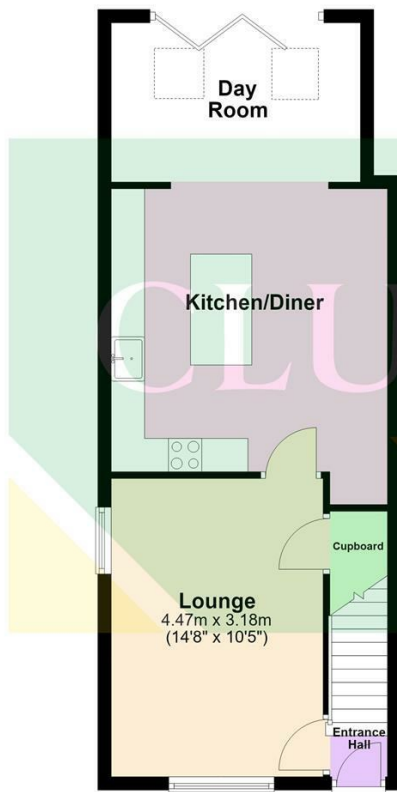
No appliances have been tested by the agent.

SERVICES

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



Ground Floor



First Floor



Total area: approx. 79.3 sq. metres (853.6 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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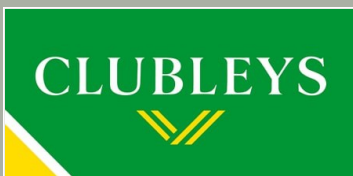
MORTGAGES

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 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		96
(81-91) B	84	
(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.