

Geldart Avenue, South Cave, HU15 2YP

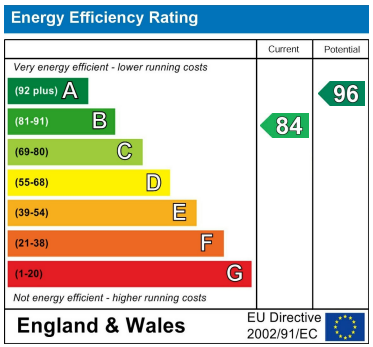
£259,950

Philip Bannister
Estate & Letting Agents

Geldart Avenue,
South Cave, HU15 2YP

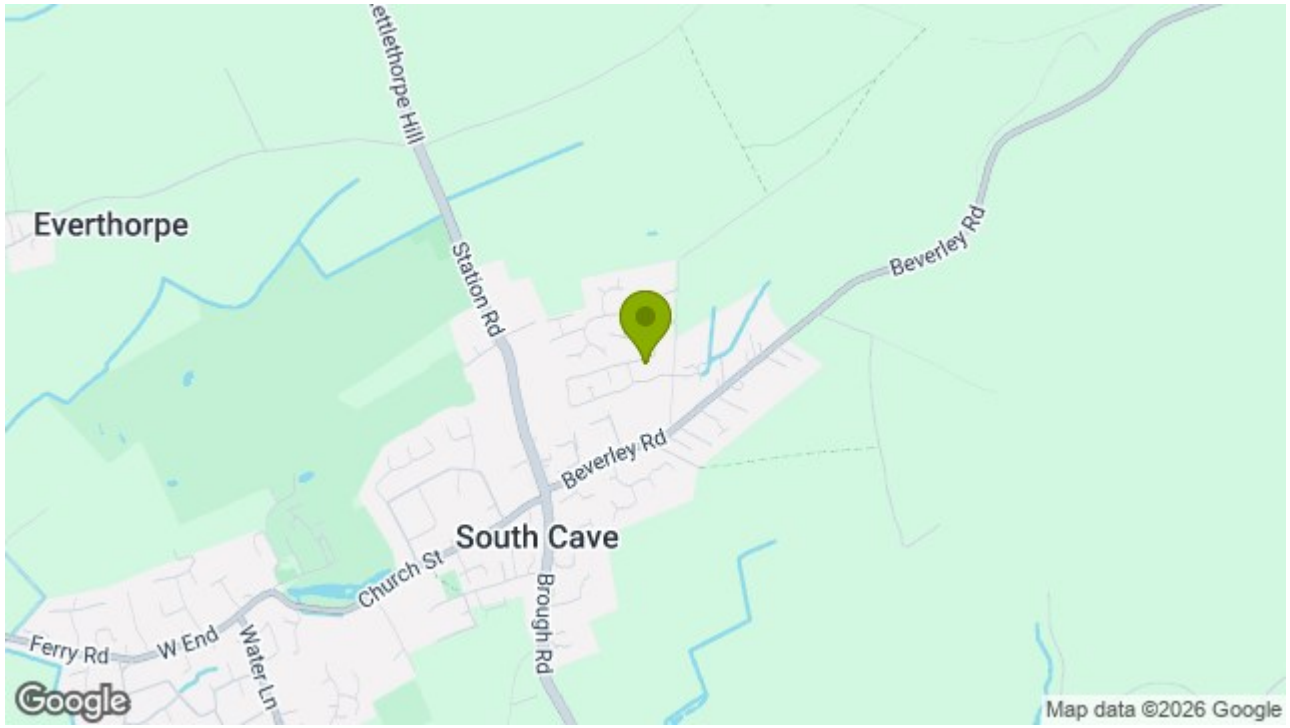
Key Features

- Modern 3 Bedroom Semi-Detached Home
- Southerly Rear Garden
- Contemporary En-Suite & Family Bathroom
- Spacious Reception Room With Bay
- Ground Floor Cloakroom/WC
- Side Driveway Parking
- Popular Modern Development
- EPC = B
- Council Tax = C



Situated within a popular modern development at the foot of The Yorkshire Wolds Way, this well-presented three-bedroom semi-detached home offers practical and contemporary accommodation, ideally suited to modern family life. The ground floor features an entrance hall, cloakroom/WC and a fitted kitchen, together with a spacious lounge diner which enjoys plenty of natural light from an attractive bay window and French doors opening onto the rear garden. To the first floor, there are three bedrooms, including a principal bedroom with fitted wardrobes and en-suite facilities. A modern family bathroom completes the accommodation.

Externally, the property benefits from an attractive southerly rear garden, providing plenty of space for outdoor relaxation and entertaining. A driveway to the side offers valuable off-street parking for two vehicles, making this an appealing home for first-time buyers, couples and growing families alike.











ACCOMMODATION
The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL
Accessed via a composite entrance door, the hallway provides access to the ground floor accommodation, with a staircase leading to the first floor.

CLOAKROOM/WC
Fitted with a two-piece suite comprising a WC with concealed cistern and tiled surround, together with a pedestal wash basin and splashback tiling. A window overlooks the front elevation.

KITCHEN
Fitted with a range of high-gloss wall and base units complemented by contrasting worksurfaces and matching upstands. There is a 1½ bowl stainless steel sink unit positioned beneath a window to the front elevation, together with integrated appliances including an electric oven, gas hob and extractor hood. Space is provided for a larder fridge freezer, along with plumbing for an automatic washing machine.

LOUNGE DINER
A spacious reception room positioned to the rear of the property, offering ample space for both living and dining furniture. An attractive bay window allows plenty of natural light into the room, while French doors open directly onto the rear garden. A further window to the side elevation provides additional natural light.

FIRST FLOOR

LANDING
With access to the accommodation at first floor level.

BEDROOM 1
A double bedroom featuring fitted slide-fronted wardrobes, a window to the front elevation and access to a built-in storage cupboard. The room also benefits from en-suite facilities.

EN-SUITE
A contemporary en-suite fitted with a pedestal wash basin, WC with concealed cistern and a shower enclosure incorporating a thermostatic shower and tiled inset. A window to the front elevation provides natural light and ventilation.

BEDROOM 2
A second double bedroom featuring fitted slide-fronted wardrobes and a window overlooking the rear elevation.

BEDROOM 3
A good-sized third bedroom with a window to the rear elevation.

BATHROOM
The family bathroom is fitted with a three-piece suite comprising a WC with concealed cistern, pedestal wash basin and panelled bath. Splashback and partial half-height tiling complete the room.

OUTSIDE

FRONT
The front garden is mainly laid to lawn, with block-paved pathways leading from the driveway towards the property and the kerbside.

REAR
The good-sized rear garden enjoys a southerly aspect and is predominantly laid to lawn, complemented by established planting beds and a patio area adjoining the property. To the rear, there is a timber shed and a further seating area, while a gate provides access to the driveway.

DRIVEWAY
A block-paved driveway is positioned to the side of the property, providing off-street parking for two vehicles.

GENERAL INFORMATION.
SERVICES - Mains water, electricity, gas and drainage are connected to the property.
CENTRAL HEATING - The property has the benefit of a gas 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, there is however an Estate Charge and its associated costs.

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.


HOME
HOME







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.

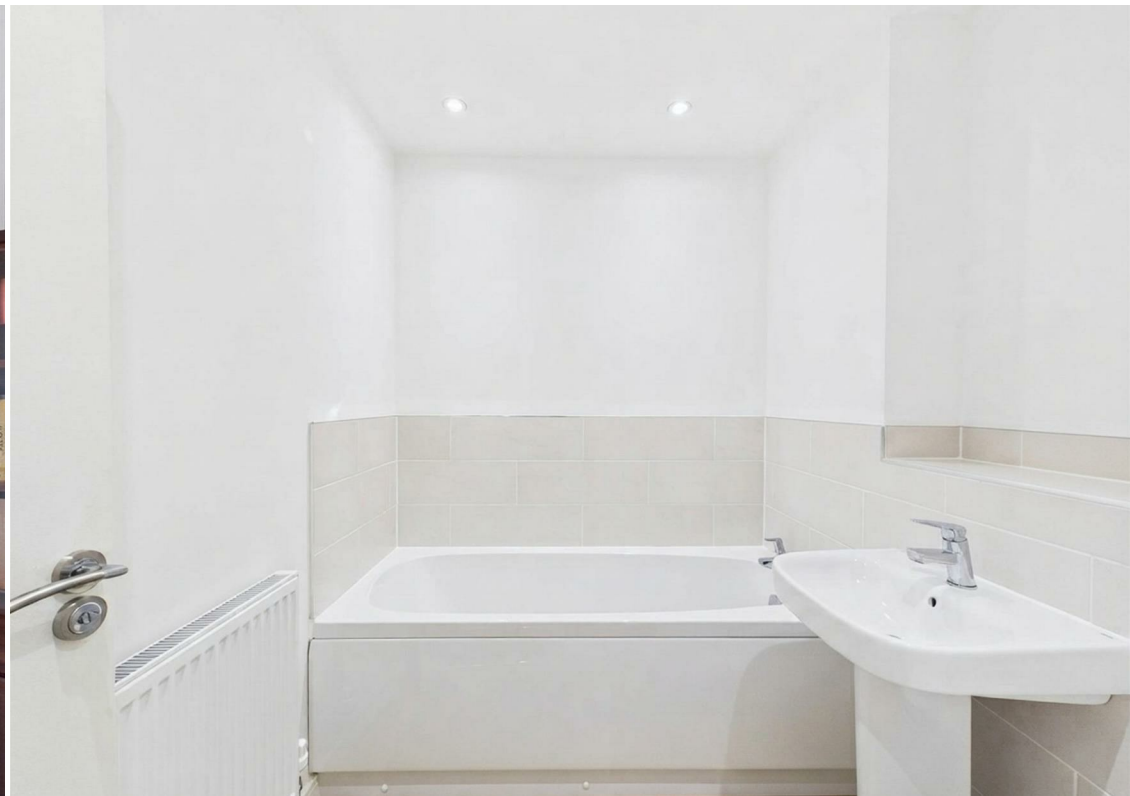
AGENT NOTES.

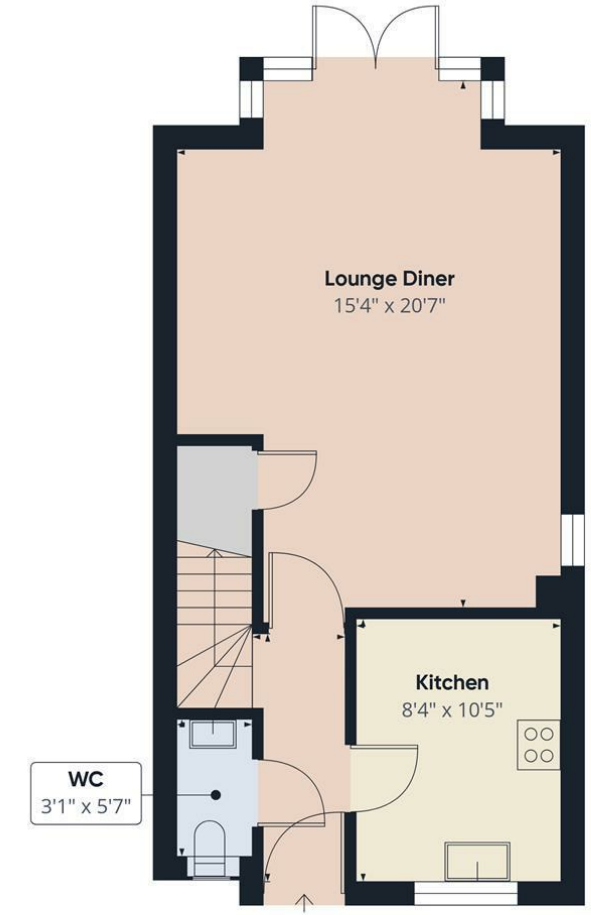
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all 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.
Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.
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

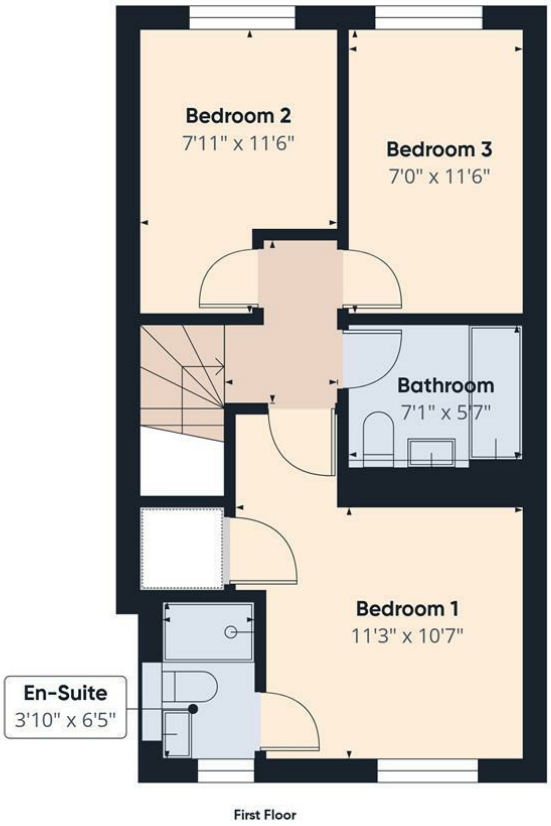












Approximate total area(1)

837 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.

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