



Beverley Road, South Cave, HU15 2AU
£300,000


Philip
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Estate & Letting Agents

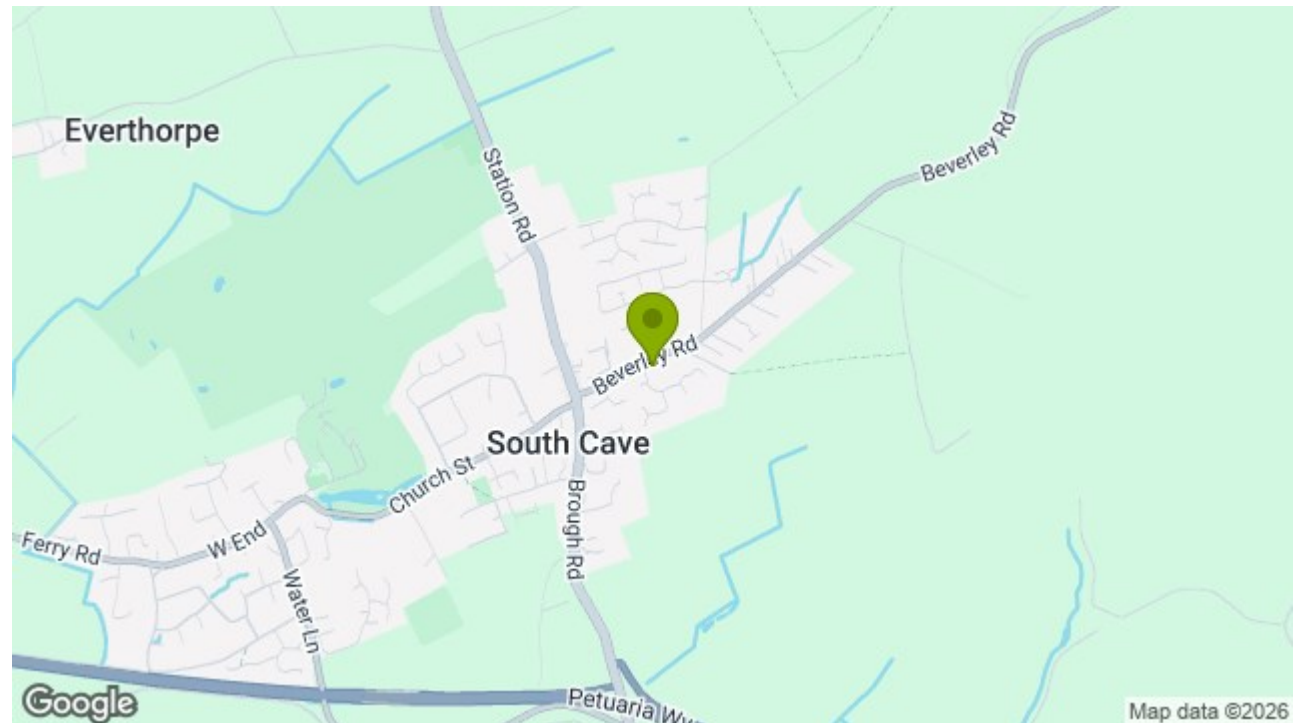
Beverley Road, South Cave, HU15 2AU

NO CHAIN - This well-presented and recently modernised detached bungalow is offered to the market with no onward chain and occupies a generous plot within a cul-de-sac of just four properties. Thoughtfully updated throughout, the accommodation begins with an entrance hall leading to a spacious front-facing lounge diner, which opens into a superb fitted kitchen and utility area. Finished with attractive shaker-style units, Quartz work surfaces and a range of integrated appliances.

Key Features

An inner hallway gives access to two double bedrooms, both benefiting from fitted wardrobes, together with a contemporary shower room. Externally, the property enjoys gardens to the front, side and rear, with the rear garden being particularly generous in size and offering excellent outdoor space. A driveway provides ample off-street parking and leads to a double garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(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 a single storey and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a composite entrance door. An internal door leads to:

LOUNGE DINER

A spacious open plan reception room with a bay window to the front elevation. There is space for a living room suite and a dining table and chairs. The room is open plan to:

KITCHEN

The modern kitchen is fitted with a comprehensive range of stylish shaker-style wall and base units which are mounted with Quartz worksurfaces and matching upstands and splashbacks. There is a recessed sink unit with mixer tap beneath a window to the side elevation. A range of integral appliances include an oven, ceramic hob beneath an extractor hood, microwave and dishwasher. There is also space for an American fridge freezer and drinks cooler. An opening leads to a utility area which has matching units to those of the kitchen, with space and plumbing for an automatic washing machine. There is a window to the rear and a door leading to the side of the property and further French doors opening to the rear garden.

INNER HALLWAY

With an airing cupboard housing the hot water cylinder, and access to the remaining accommodation.

BEDROOM 1

A double bedroom which is fitted with a range of units that include wardrobes, drawers and a dressing table. A window is to the front elevation.

BEDROOM 2

A second double with a fitted wardrobe, drawers and bedside cabinets. There is a window to the rear elevation.

SHOWER ROOM

A contemporary shower room which is fitted with a three piece suite comprising WC, wall hung vanity wash basin and a large shower cubicle with a thermostatic shower. There is wall tiling, a heated towel rail and a window to the rear.

OUTSIDE

FRONT

To the front of the property there is a lawned garden with a footpath leading to the entrance door.

SIDE AND REAR GARDEN

The rear garden is an excellent size and is mainly laid to lawn with attractive planting beds. There is a patio area adjoining the property and a further patio with electric point set beneath a timber pergola. The garden continues to the side of the property making it a great sized overall plot.

DOUBLE GARAGE

A driveway provides off street parking and leads to a detached double garage. The garage is installed with an up and over door, light and power.

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 TBC. (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.

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.

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.

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





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