



West Hall Garth, South Cave, HU15 2HA
£325,000


**Philip
Bannister**
Estate & Letting Agents

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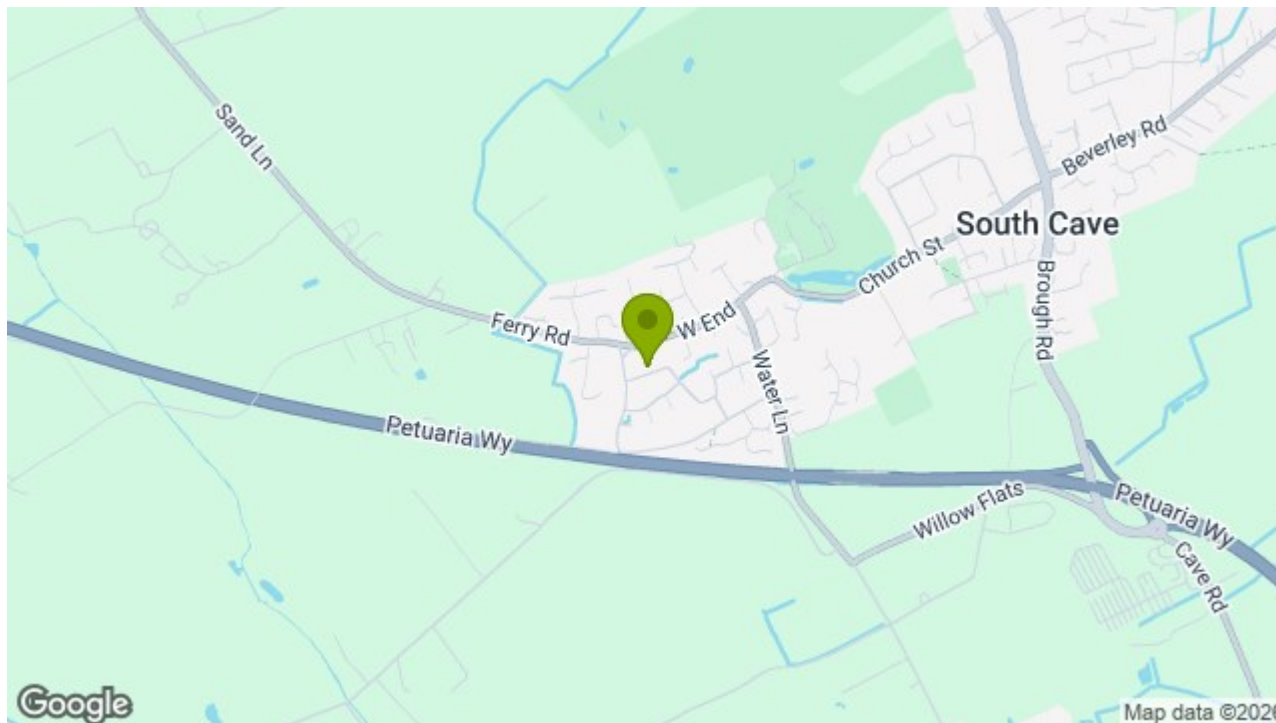
Key Features

- NO ONWARD CHAIN
- Stunning Upgraded & Extended Home
- No Expense Spared Throughout
- Luxurious Kitchen With Granite Worksurfaces & Island
- Beautifully Appointed Bathroom & En-Suite
- Fitted Wardrobes To Both Bedrooms
- Impressive Garden With Porcelain Tiles, Timber Cabin & Outdoor Kitchen
- Driveway Parking
- Viewing Is Essential
- EPC = C / Council Tax = C

NO CHAIN - Offered to the market with no onward chain, this exceptional semi-detached bungalow presents a rare opportunity to acquire a home where no expense has been spared, both inside and out. Beautifully finished with luxurious fittings throughout, the accommodation is as stylish as it is practical. An inviting entrance hall with laundry room leads to a well-proportioned front-facing lounge, complete with a log-burning stove. There are two generous double bedrooms, each benefiting from fitted wardrobes, with bedroom one enjoying its own en-suite. The stunning main bathroom features a five-piece suite, highlighted by a freestanding 'slipper' bath and sits beneath a skylight. At the heart of the home is the impressive kitchen, fitted with NEFF appliances, granite work surfaces, a central island and its own log-burning stove, while bi-folding doors open seamlessly onto the garden – perfect for modern living and entertaining.

Externally, the property continues to impress. To the front, a driveway provides convenient off-street parking, while the rear reveals a superb landscaped garden designed for low maintenance. The fabulous outdoor living space boasts porcelain tilings, a timber cabin and a fully equipped outdoor kitchen – an ideal setting for hosting family and friends. This truly unique bungalow combines high-end specification with thoughtful design, offering a turnkey home ready to move straight into.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(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		







ACCOMMODATION

The property is arranged over a single storey and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access through a composite entrance door, the hallway leads to the internal accommodation. There is a built-in cupboard and a bi-folding doors which leads to a laundry room with electric and plumbing.

LOUNGE

A well proportioned front facing reception room with a large window to the front elevation and two windows to the side. The focal point of the room is a feature fireplace housing recessed log burning stove beneath a timber mantle.

BREAKFAST KITCHEN

A stunning breakfast kitchen which is fitted with a comprehensive selection of contrasting shaker style wall and base units which are mounted with granite worksurfaces and splashbacks. A central island peninsula features matching units to those of the kitchen with a granite worksurface with a recessed sink unit, professional mixer tap and moulded drainer. There is an overhanging breakfast bar to the island. A range of integral appliances include a NIEFF oven, microwave oven, warming drawer, 5 ring gas hob beneath an extractor hood coffee machine and a dishwasher. There is space for an American fridge freezer and space for a drinks chiller. The kitchen sits beneath two skylights, there is a stunning log burning stove with a feature tile splashback. Bi-folding doors open to the rear garden. An inner hall is fitted with matching units and display cabinets.

BEDROOM 1

A spacious double bedroom with fitted wardrobes and French doors opening to the rear garden. There is access to en-suite facilities.

EN-SUITE

Accessed via a sliding door from the bedroom, the well appointed en-suite is fitted with a wall hung wash basin, concealed cistern WC and a corner shower cubicle with a thermostatic shower. There is tiling to the walls and floor, illuminating mirror and a window to the side elevation.

BEDROOM 2

A second double bedroom with a wall of fitted wardrobes and a window to the front elevation.

BATHROOM

The stunning bathroom is set beneath a skylight and features a luxurious suite comprising wall hung washbasin, concealed cistern WC, bidet, large walk-in shower enclosure and a beautiful freestanding 'slipper' bath with central fill. There is tiling to the walls and floor, two heated towel rails and an illuminating mirror.

OUTSIDE

FRONT

To the front of the property there is a driveway which provides off street parking and continues to the side of the property with gated access to the rear.. A large gravel area is designed for low maintenance and offers additional off street parking.

REAR

The rear garden is a further highlight of this wonderful property with no expense spared on porcelain tiling, composite decking and raised

planting beds. A fabulous space for entertaining with a timber cabin having bi-folding doors, a built-in bar and power supply. A continuation of the entertaining space is a wonderful outdoor kitchen with space for a large gas BBQ, granite worksurfaces, stainless steel sink and storage. In addition there is a fabulous pizza oven with log store beneath. Forming part of the timber cabin, there are two storage sheds.

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.

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

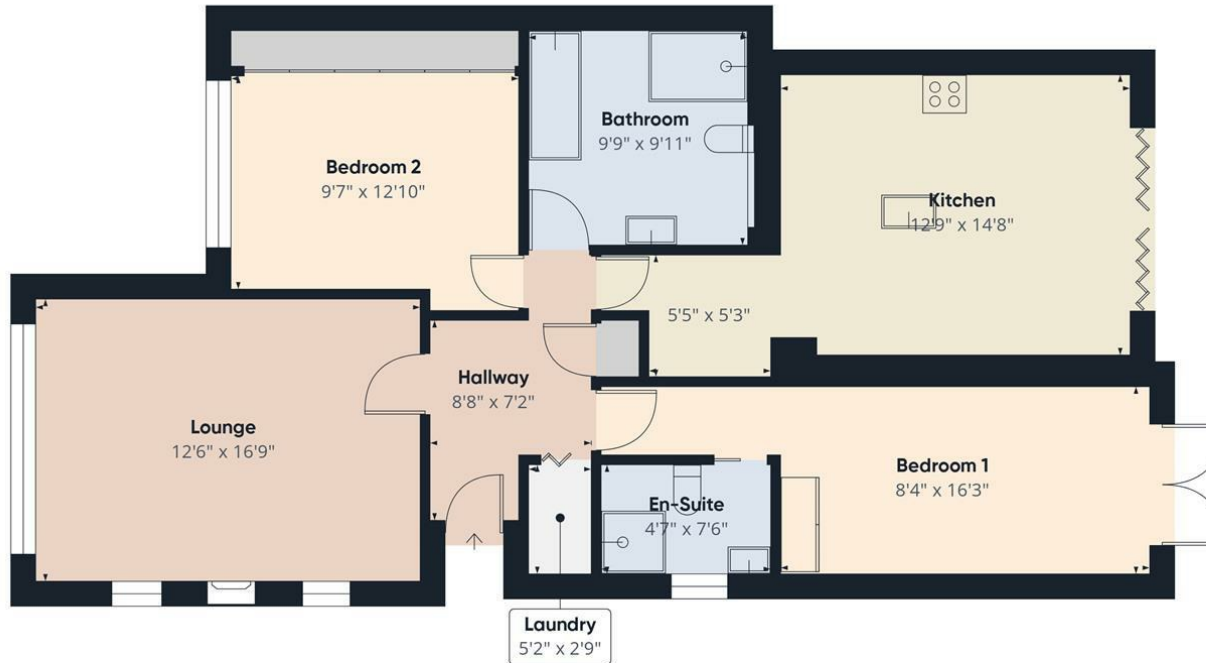
intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or 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. 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 NTSEAT 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^m
976 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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