staniford grays

5 Annie Med Lane, South Cave, Brough, HU15 2HG

Asking Price £285,000

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- GENEROUS PLOT SIZE
- INDIVIDUALLY DESIGNED BUNGALOW HOME
- DISCREET SETTING
- 3 BEDROOMS
- LARGE TANDEM GARAGE
- EXTENSION POTENTIAL
- NO ONWARD CHAIN
- MODERN KITCHEN
- TWO RECEPTION ROOMS
- VIEWING ADVISED

INDIVIDUALLY DESIGNED BUNGALOW WITH IDEAL EXTENSION OPPORTUNITY GIVEN THE GENEROUS PLOT SIZE.

Enjoying a discreet and elevated plot position and having been well maintained internally to provide ready to move in bungalow living with further opportunity to enhance and improve.

The versatile living accommodation includes; Entrance Hallway, Reception Lounge leading to Dining Area, Breakfast Kitchen, three well-proportioned Bedrooms and Shower Room.

Externally a generous driveway leads to an oversize garage with private and enclosed front side and rear gardens.

The bungalow remains a must view property for all serious applicants looking to reside within within South Cave village upon an established plot.

ENTRANCE HALLWAY
Fitted with a Bulldog security alarm with control panel, access provided to ground floor reception spaces and inner hallway, a number of traditional features include wall panelling, laminate to floor coverings.

RECEPTION LOUNGE 14'5" x 11'11" (4.40 x 3.65)
With uPVC crescent bow window to the front outlook, a central focal point provided via granite hearth and mantel with gas fire insert, dado rail, coving, double French doors through to...

DINING ROOM 11'11" x 7'10" (3.64 x 2.40)
With uPVC double glazed window to frontage, access through to kitchen also, has potential to be used as an alternate reception room / snug also.

BREAKFAST KITCHEN 12'10" x 9'10" (3.93 x 3.00)
Well appointed modern kitchen with wall and base units finished in an eggshell high gloss laminate with contrasting work surfaces, inset corner sink and drainer, tiling to splashbacks, Neff appliances throughout including gas hob with extractor canopy over, double oven, mid-level microwave, integrated fridge, slimline dishwasher, uPVC double glazed window to rear elevation, access door to rear.

INNER HALLWAY
Giving access to three bedrooms and bathroom.

BEDROOM ONE 12'11" x 9'11" (3.96 x 3.03)
With uPVC double glazed window to the front outlook, decorative ceiling detail, dado rail, of double bedroom proportions with space for freestanding bedroom furniture.

BEDROOM TWO 11'11" x 9'10" (3.65 x 3.02)
With fitted wardrobes, dresser and locker storage, of double bedroom proportions, French doors leading to...

SUN ROOM EXTENSION 11'3" x 9'0" (3.43 x 2.76)
Providing access to patio, uPVC double glazed windows throughout.

BEDROOM THREE 9'1" x 8'2" (2.77 x 2.50)
With fitted wardrobes, uPVC double glazed window.

SHOWER ROOM
Well appointed with four piece suite comprising of corner shower with wall mounted showerhead and console, low flush w.c, pedestal wash hand basin, bidet, fitted cupboard with shelving, inset spotlights to ceiling, two uPVC double glazed windows to rear.

OUTSIDE
Being discreetly positioned within walking distance of a range of services and amenities of the village of South Cave, the property boasts a broad roadside frontage and given the generous plot size offers potential for further extension should this be required (subject to the necessary permissions).
Vehicular access via generous driveway with parking provision for multiple vehicles, giving access to large tandem garage (7.96m x 3.64m) with electronically operated door, full power and lighting, door to rear and uPVC double glazed window to side also.
A walled garden features at the front, with laid to lawn grass section extending from the side perimeter boundaries with fencing also.
Gated access leads to a expansive rear garden with patio terrace extending from the building footprint, a generous laid to lawn grass section and hard landscaped area also, with feature tree, raised borders and edging, with good levels of privacy and seclusion offered, with full fencing to perimeter boundaries. External tap and light points.

AGENTS NOTE
The subject dwelling comes suited for applicants looking for an individually styled bungalow upon a generous plot, offered with no onward chain, with viewing available through the sole selling agent Staniford Grays.

FIXTURES AND FITTINGS
Various quality fixtures and fittings may be available by separate negotiation.

SERVICES
(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'D'.

TENURE
We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING
Strictly by appointment via sole selling agent, Staniford Grays.
Website- Stanifords.com Tel: (01482) 631133
E-mail: swansales@stanifords.com

WEBSITES
www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire
At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS-DISCLAIMER
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

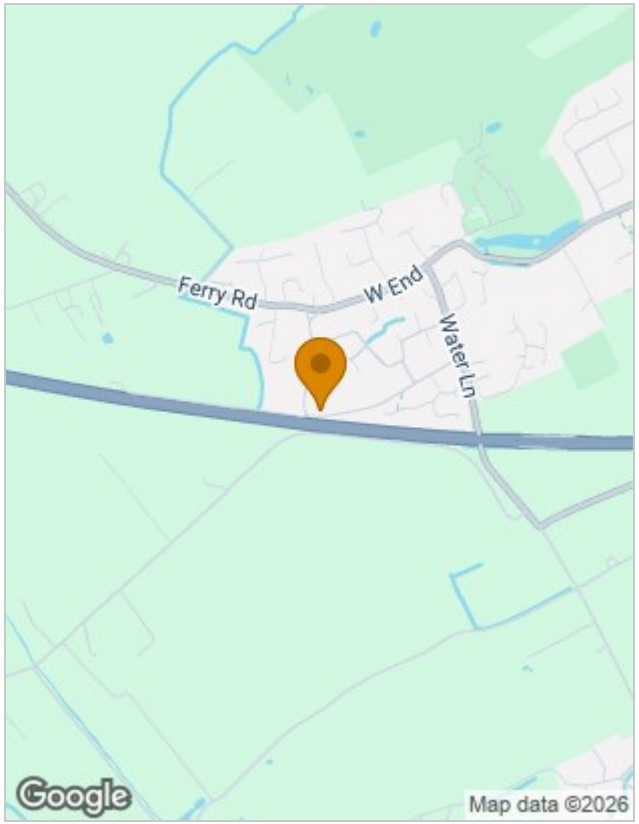
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

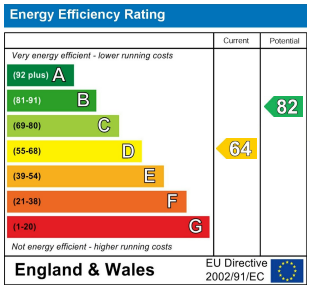
FEES
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.

Floor Plans

Location Map



Energy Performance Graph



Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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