

Geldart Avenue, South Cave, HU15 2YL

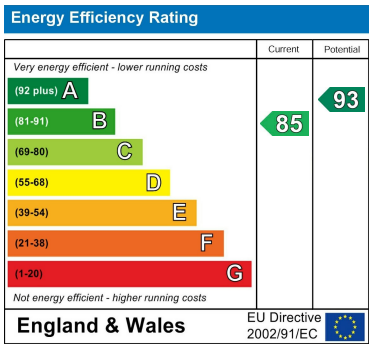
Price Guide £400,000

Philip Bannister

Geldart Avenue,
South Cave, HU15 2YL

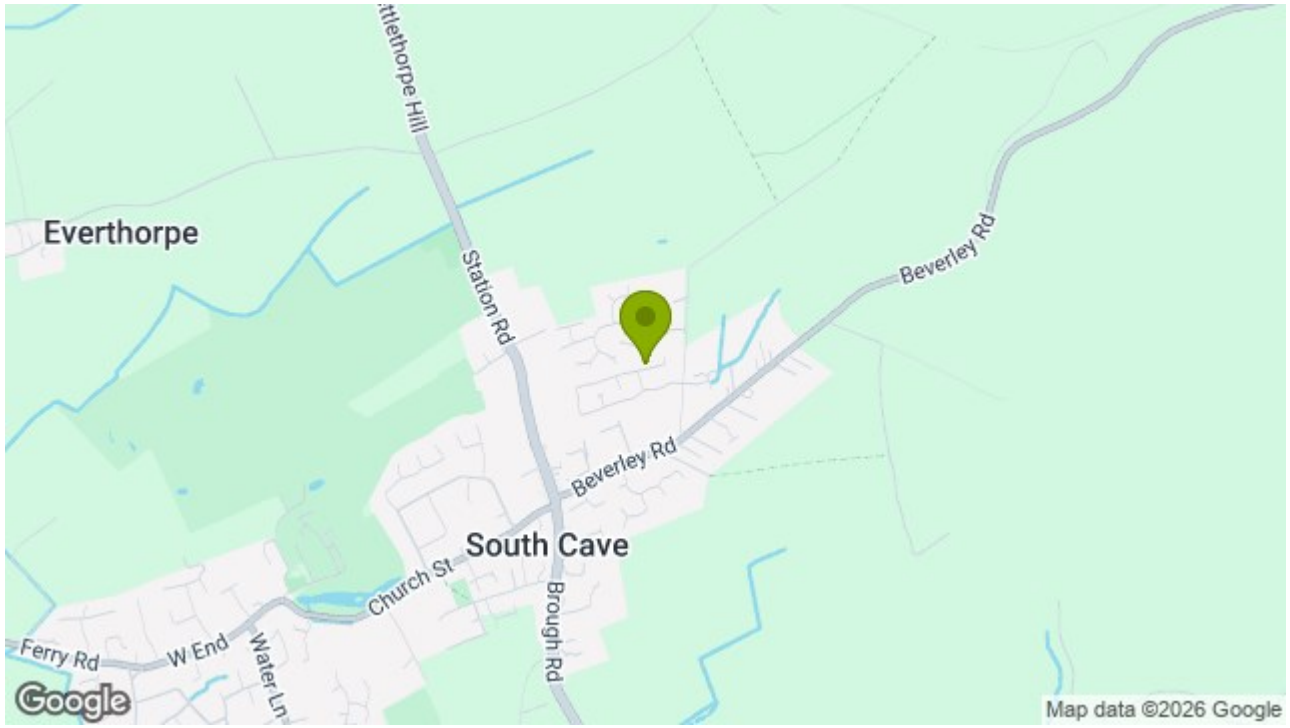
Key Features

- GUIDE PRICE: £400,000 - £420,000
- Exceptional Four Bedroom Detached Home
- One Of Only A Handful Of This Style
- Spacious Front Facing Lounge
- Fabulous Full Width Living Dining Kitchen
- Useful Separate Utility Room
- Two Bedrooms With En-Suite Facilities
- Good Sized Rear Garden
- Double Width Driveway And Integral Garage
- Council Tax = E / EPC = B



GUIDE PRICE: £400,000 - £420,000 - This exceptional four-bedroom detached home is one of only a handful of this particular house style within the development, offering a highly desirable layout perfectly suited to modern family living. The accommodation begins with a welcoming entrance hall and cloakroom/WC, leading to a spacious front-facing lounge. Undoubtedly the heart of the home is the fabulous full-width living dining kitchen, fitted with a range of integrated appliances and featuring French doors opening directly onto the rear garden. A useful utility room completes the ground floor accommodation.

To the first floor are four excellent-sized bedrooms, two of which benefit from their own en-suite facilities, in addition to the well-appointed family bathroom. Outside, the property enjoys a good-sized rear garden, while a double-width driveway to the front provides ample parking and leads to the integral garage. South Cave itself is a highly sought-after village offering an excellent range of local shops, schooling, healthcare and leisure facilities, together with some fabulous local walks and convenient access to the A63/M62 road network.











ACCOMMODATION
The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL
Accessed via a composite entrance door, the welcoming hallway features a staircase leading to the first floor accommodation with a useful storage cupboard beneath. There is further access to the ground floor accommodation.

CLOAKROOM/WC
Fitted with a two piece suite comprising a WC with concealed cistern and a wall hung wash basin. There is partial wall tiling.

OPEN PLAN LIVING DINING KITCHEN
Spanning the full width of the property to the rear, this exceptional open plan space forms the social hub of the home, incorporating dedicated kitchen, dining and sitting areas.

The kitchen is fitted with a comprehensive range of Shaker style wall and base units, complemented by work surfaces and a tiled splashback. A 1½ bowl stainless steel sink unit is positioned beneath a window overlooking the rear garden, with integrated appliances including a double oven/grill, gas hob, fridge freezer and dishwasher.

The dining area sits centrally within the room, with French doors opening onto the rear garden. To the far end, the sitting area features a window overlooking the garden.

FIRST FLOOR

LANDING
With access to the first floor accommodation and a built-in airing cupboard.

BEDROOM 1
A spacious double bedroom featuring a wall mounted air-conditioning unit, a window to the front elevation, recess for wardrobes and access to:

EN-SUITE
Fitted with a three piece suite comprising a WC with concealed cistern, wall hung wash basin and shower enclosure with thermostatic shower and tiled inset. There is additional splashback tiling, a tiled floor and a window to the front elevation.

BEDROOM 2
A second double bedroom with a window overlooking the rear and access to:

EN-SUITE
Fitted with a three piece suite comprising a WC with concealed cistern, wall hung wash basin and shower enclosure with thermostatic shower and tiled inset. There is additional splashback tiling and a tiled floor.

BEDROOM 3
A further double bedroom featuring a dormer window to the front elevation.

BEDROOM 4
A good sized fourth bedroom with decorative wall panelling and a window overlooking the rear elevation.

BATHROOM
The well appointed family bathroom is fitted with a three piece suite comprising a concealed cistern WC, wall hung wash basin and panelled bath. There is splashback tiling, a tiled floor and a window to the rear elevation.

OUTSIDE

FRONT
The good sized rear garden is mainly laid to lawn, with a patio area adjoining the property, timber fencing and a raised bed to the bottom.

REAR
The rear garden a good size and is mainly laid to lawn, with a patio area adjoining the property, timber fencing and a raised bed to the bottom.

GARAGE
The garage is fitted with an up and over door and benefits from a light and power supply.

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 E. (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 associated costs..

VIEWINGS.
Strictly by appointment with the sole agents.










TOILETTES







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 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








Where's Little Dinosaur?
Once upon a time

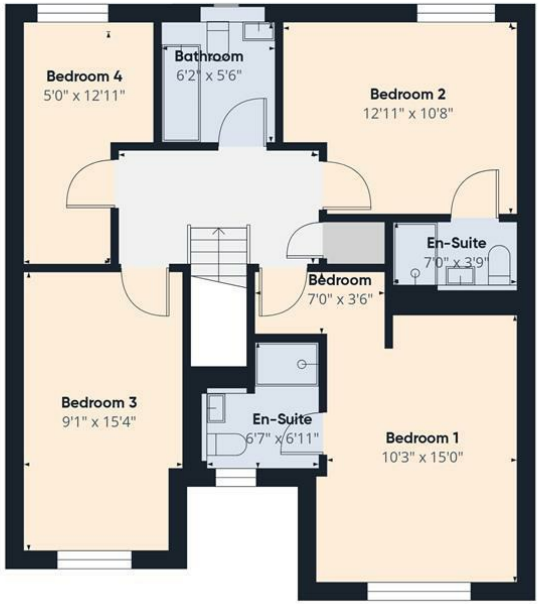

Digitally Altered







Ground Floor



First Floor



Approximate total area[1]

1475 ft²

Reduced headroom

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW
Tel: 01482 668663 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk