



Beverley Road, South Cave, HU15 2AU
£450,000


**Philip
Bannister**
Estate & Letting Agents

Beverley Road, South Cave, HU15 2AU

Key Features

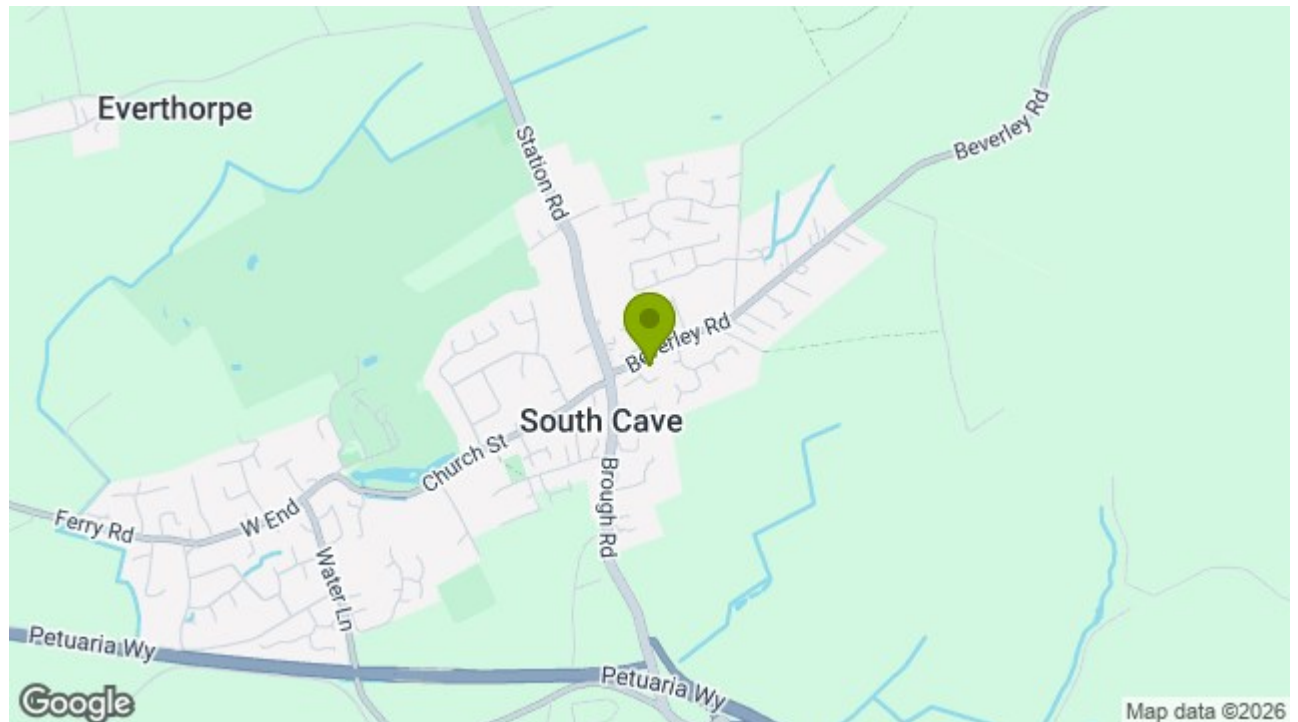
- NO CHAIN
- Beautifully Presented Detached Home
- Versatile And Spacious Accommodation
- 3 Double Bedrooms (1 Ground Floor)
- 2 Well Appointed Bath/Shower Rooms
- Impressive Kitchen & Breakfast Room With NEFF Integral Appliances
- Large Lounge & Adjoining Study
- Grounds Of 1/4 Acre With A Southerly Rear Aspect
- Generous Driveway & Double Garage
- EPC = D / Council Tax = F

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
60	
England & Wales EU Directive 2002/91/EC	

NO CHAIN - Enjoying an enviable position on the ever-popular Beverley Road in South Cave, this impressive three-bedroom home is offered to the market with no onward chain. Set within a generous quarter-acre gated plot, the property provides excellent versatility with well-proportioned bedrooms arranged across two floors. Beautifully presented throughout, the accommodation begins with a welcoming entrance hall leading to a large front-facing lounge, complete with double doors opening into a useful adjoining study.

The heart of the home lies in the impressive kitchen, fitted with high-quality NEFF appliances and granite work surfaces, flowing seamlessly from a connecting breakfast room with bi-folding doors opening onto the garden. There is also an adjacent utility room. A ground-floor double bedroom with fitted wardrobes and a luxurious shower room adds further flexibility, while the first floor hosts two additional fitted double bedrooms and a stylish family bathroom.

Externally, the property is surrounded by gardens to the front, side, and rear, with the rear garden enjoying a desirable southerly aspect. A gated driveway provides ample off-street parking and leads to a double garage, completing this exceptional home.





ACCOMMODATION

The versatile accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door. An open-tread staircase leads to the first floor.

LOUNGE DINER

A generous full width reception room with windows to the front and side elevations. There is a feature stone effect fireplace and surround houses a coal effect living flame gas fire and a wooden floor runs throughout. Double doors open to:

STUDY

With a wooden floor, window to the side elevation and access point from the hallway.

BREAKFAST ROOM

A spacious breakfast room enjoying bifolding doors to the southerly aspect. There is a fitted unit in a Welsh dresser style with display cabinets and granite worksurfaces. There is floor tiling and a stable door to the driveway. The breakfast room opens to:

KITCHEN

The kitchen is fitted directly beneath a glazed lantern allowing for a light, bright space. The kitchen comprehensively fitted with a range of shaker style wall and base units which are mounted with granite worksurfaces and matching upstands. A recessed one and a half bowl sink unit with mixer tap sits beneath a window to the side elevation, integrated appliances include a NEFF oven with warming

drawer, NEFF induction power boost hob with a concealed extractor above and there is space for a larger fridge freezer. There is a continuation of the tiled floor and a window to the front elevation.

UTILITY ROOM

Fitted with matching units to those of the kitchen, granite worksurfaces and a Belfast sink unit. There is a cupboard housing a central heating boiler, plumbing for the automatic washing machine, space for further white goods, a continuation of the tiled flooring and a door leading to the rear.

BEDROOM 1

A ground floor bedroom with sliding doors to the southerly elevation. There are fitted wardrobes with sliding doors including mirrored fronts.

SHOWER ROOM

A luxurious shower room which is fitted with a three piece suite comprising concealed cistern WC, wall hung vanity wash basin with storage and a double width shower cubicle with a thermostatic shower with 'rainfall' head. There is complementary tiling to the walls and floor, a heated towel rail, window to the side elevation and a built-in cylinder cupboard.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 2

A generous double bedroom positioned to the rear of the property. There is fitted wardrobes, a window to the rear elevation and access to a large loft space which provides scope to convert to an en-suite (subject to consents).

BEDROOM 3

A further generous double bedroom with fitted wardrobes and a window to the front elevation.

BATHROOM

A well appointed bathroom which is fitted with a three piece suite comprising WC, vanity wash basin within a storage unit and a panelled bath with a thermostatic shower and glazed screen over. There is a Velux skylight, wall and floor tiling and a heated towel rail.

OUTSIDE

The property occupies a generous plot of approximately 1/4 acre with garden areas to the front, side and rear. The gardens are mainly laid to lawn with borders and mature boundaries. The pleasant rear garden enjoys a southerly facing aspect with feature pond and patio area.

DRIVEWAY & DOUBLE GARAGE

A driveway is accessed via timber gates and provides ample off road parking for several vehicles. The driveway leads to a double garage with an up and over door, personnel 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 F. (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 / Leasehold

VIEWINGS

Strictly by appointment with the sole agents.

AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

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





Ground Floor



First Floor



Approximate total area⁽¹⁾
2343 ft²
Reduced headroom
191 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



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