



Castle Drive, South Cave, HU15 2ES
£359,950

 Philip
Bannister

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Key Features

- Four Bedroom Detached Family Home
- Popular Village Location Close To Local Amenities
- Spacious Lounge With Garden Access
- Private Southerly Rear Garden
- Well-Appointed Dining Kitchen
- Principal Bedroom With En-Suite Shower Room
- Air Conditioning To First Floor Landing
- Driveway, Garage & Utility Room
- EPC = C
- Council Tax = E

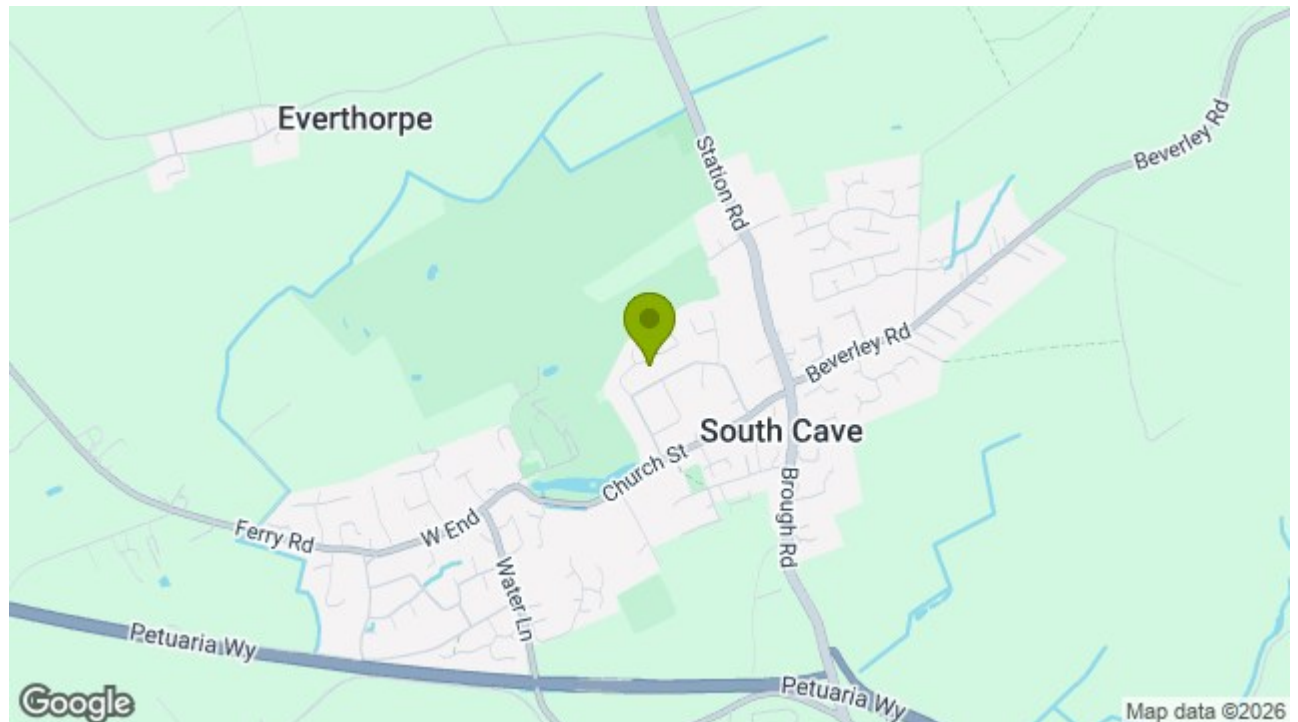
Situated within a short distance of the heart of the highly sought-after village of South Cave, this attractive four-bedroom detached family home enjoys a convenient location close to a range of local amenities, including schooling, village shops and the popular Cave Castle Hotel, Golf & Health Club.

Beautifully presented throughout, the property offers well-balanced accommodation ideally suited to modern family living, with a welcoming entrance hall, cloakroom/WC, a spacious lounge with French doors opening onto the rear garden, and a superb dining kitchen, well-appointed with ample space for family dining and further doors connecting to the outside.

To the first floor are four well proportioned bedrooms, including a principal bedroom with en-suite shower room, and a contemporary family bathroom. The fourth bedroom is currently fitted as a home office. An air conditioning unit on the landing provides added comfort during the warmer summer months.

Externally, the property is equally impressive. A generous driveway provides extensive off-street parking and leads to an attached garage, with a useful utility room positioned to the rear. The southerly rear garden enjoys an excellent degree of privacy and has been designed for both relaxation and entertaining, featuring a substantial paved terrace adjoining the house.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	78
England & Wales		
EU Directive 2002/91/EC		





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a composite entrance door, the hallway leads to the internal accommodation.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC with concealed cistern and a vanity wash basin upon a fixed storage unit. There is a tiled splashback, decorative panelling and a window to the front elevation.

LOUNGE

A spacious reception room with French doors opening to the garden. The room centres around a feature fireplace housing a living flame gas fire with hearth, mantle and surround.

DINING KITCHEN

A dual aspect room with both dining and cooking areas. The kitchen is fitted with a comprehensive range of shaker style wall and base units which are mounted with contrasting granite work surfaces and matching upstands. There is a Belfast sink unit with mixer tap set beneath a window to the front elevation, integral appliances include a fridge freezer, dishwasher and a freestanding Rangemaster cooker beneath an extractor hood. The kitchen opens to a dining area with ample space for a dining room table and chairs, sliding doors open to the rear garden and there is a staircase leading to the first floor with bespoke storage beneath.

UTILITY ROOM

Located to the rear of the garage there is useful utility room which has fitted wall and base units, work surface, sink unit and splashbacks. There is plumbing for an automatic washing machine and space for a tumble dryer. A window is to the rear and a door leads to the garden.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a wall mounted air conditioning unit.

BEDROOM 1

A double bedroom positioned to the rear of the property which has a range of fitted wardrobes and overhead storage. There is a window to the rear elevation and access to:

EN-SUITE

Fitted with a three piece suite comprising double width shower cubicle with a tiled inset and thermostatic shower, WC and vanity wash basin within a fixed storage unit. There is further wall tiling, a heated towel rail and a window to the rear.

BEDROOM 2

A second double bedroom positioned to the rear of the property, with fitted wardrobes and drawers. There is access to a cupboard over the stairwell and a window to the rear.

BEDROOM 3

A further double bedroom with a window to the front elevation.

BEDROOM 4/OFFICE

The fourth bedroom is currently utilised as an office, with fitted furniture and a window to the front elevation.

BATHROOM

The family bathroom is fitted with a three piece suite comprising WC and vanity wash basin within a fixed storage unit, a 'P' shaped panelled bath with matching screen and a thermostatic shower above. There is wall tiling, heated towel rail and a window to the rear elevation.

OUTSIDE

FRONT

To the front of the property there is an extensive block paved driveway which provides excellent off street parking provisions. Adjacent to the driveway is a lawned garden with established planting.

REAR

The rear garden enjoys an excellent degree of privacy together with a favourable aspect. A generous paved terrace extends across the full width of the property, providing ample space for outdoor seating and al fresco dining. Beyond, the garden is predominantly laid to lawn with a further gravelled seating area and a timber garden shed positioned in one corner. The boundaries are well screened by a combination of timber fencing and mature hedging. There is an outside tap and electric sockets.

GARAGE

Attached to the property is a single garage, fitted with an up-and-over door, light and power. The garage benefits from internal access to the utility room at the rear, together with a personnel door leading directly into the entrance hall of the property.

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.

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

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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
1183 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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