



West End, South Cave, HU15 2EY  
£259,950

  
**Philip  
Bannister**  
Estate & Letting Agents

# West End, South Cave, HU15 2EY

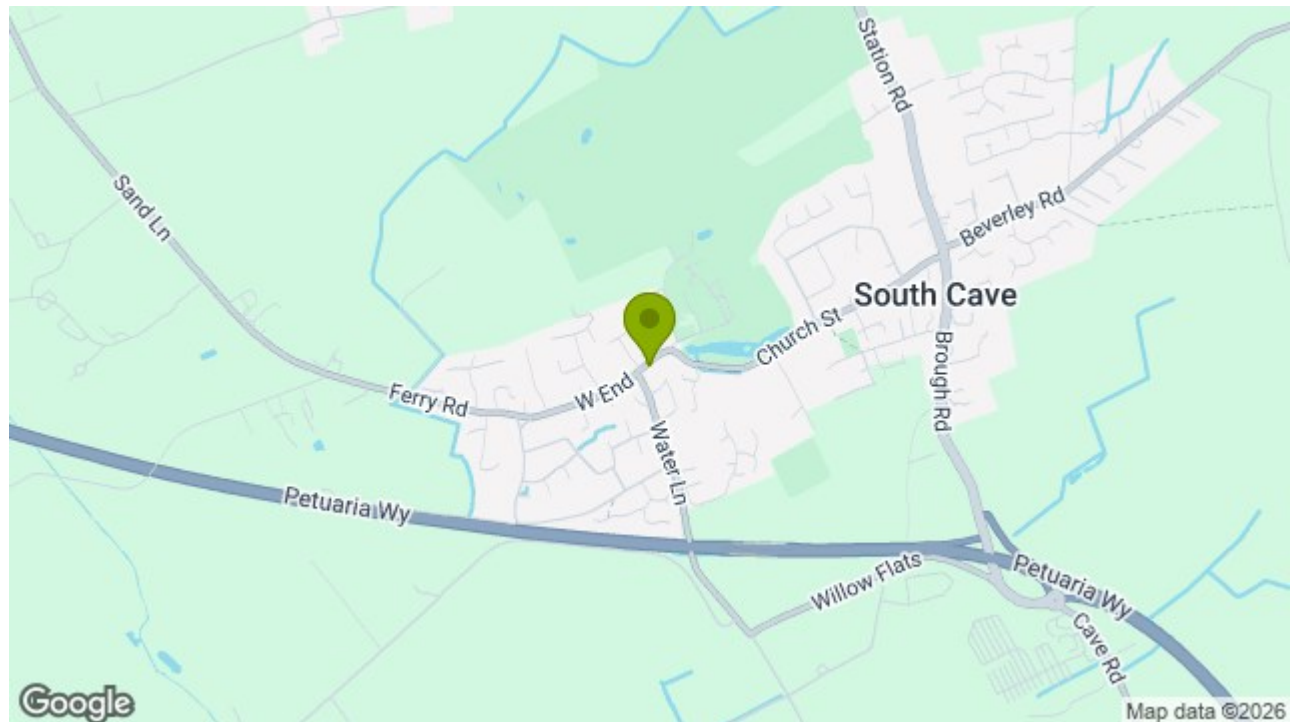
## Key Features

- NO ONWARD CHAIN
- Well Presented Throughout
- 3 Bedroom Home
- Convenient Village Location
- Private South Easterly Garden
- Full Width Dining Kitchen
- Designated Parking To The Rear
- Close To Cave Castle Hotel, Golf & Health Club
- EPC = C
- Council Tax = TBC

NO CHAIN - This well-presented three-bedroom home is ideally positioned within the popular village of South Cave, conveniently located close to Cave Castle Hotel, Golf and Health Club. Offering well-proportioned accommodation throughout, the property briefly comprises an entrance hall, a front-facing lounge and a full-width dining kitchen to the ground floor, with three bedrooms and a bathroom to the first floor.

Externally, the property benefits from a private south-easterly facing rear garden, providing an ideal space for outdoor seating. To the rear there is also the advantage of designated parking within a courtyard setting. The property is offered to the market with no onward chain, making it an appealing opportunity for a range of buyers.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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 residential entrance door. The hallway features a staircase leading to the first floor with a storage cupboard beneath. There is a further useful built-in cupboard.

#### LOUNGE

An attractive front facing lounge with a window to the front elevation.

#### DINING KITCHEN

The dining kitchen spans the width of the property to the rear and features a comprehensive range of wall and base units which are mounted with complementary worksurfaces beneath a tiled splashback. There is a composite sink unit with mixer tap, integrated oven, grill, 4 ring gas hob and extractor hood. There is ample space for a dining table and chairs, two windows to the rear and a door opening to the garden.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level.

#### BEDROOM 1

A double bedroom positioned to the front of the property, with built-in storage cupboards and a window to the front elevation.

#### BEDROOM 2

A second double bedroom with a window to the rear elevation.

#### BEDROOM 3

A single bedroom positioned to the front of the property, with a cupboard over the stairwell and a window to the front elevation.

#### BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with both mixer and electric shower over. There is splashback tiling and a window to the rear elevation.

#### OUTSIDE

#### GARDEN

To the rear of the property there is a private garden which enjoys a south easterly aspect. The garden is mainly laid to lawn, with a patio area adjoining the property, timber fencing and hedging. A footpath leads through a timber gate from the parking area.

#### PARKING

Accessed via an archway, the property benefits from off street parking for two vehicles.

#### 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: TBC. (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.

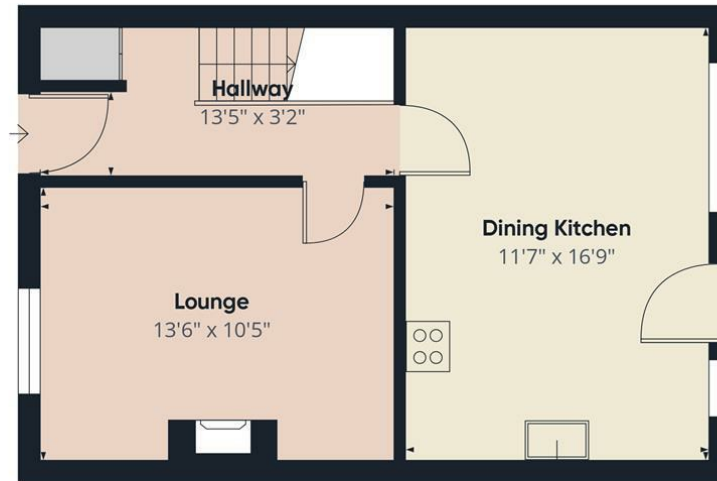
## AGENT NOTES.

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





Ground Floor



First Floor



Approximate total area<sup>m</sup>  
790 ft<sup>2</sup>

(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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