

Bridge Road, South Cave, HU15 2JE

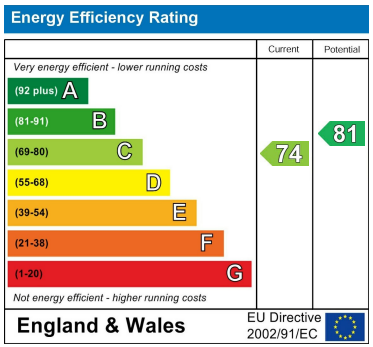
£300,000

Philip Bannister

Bridge Road,
South Cave, HU15 2JE

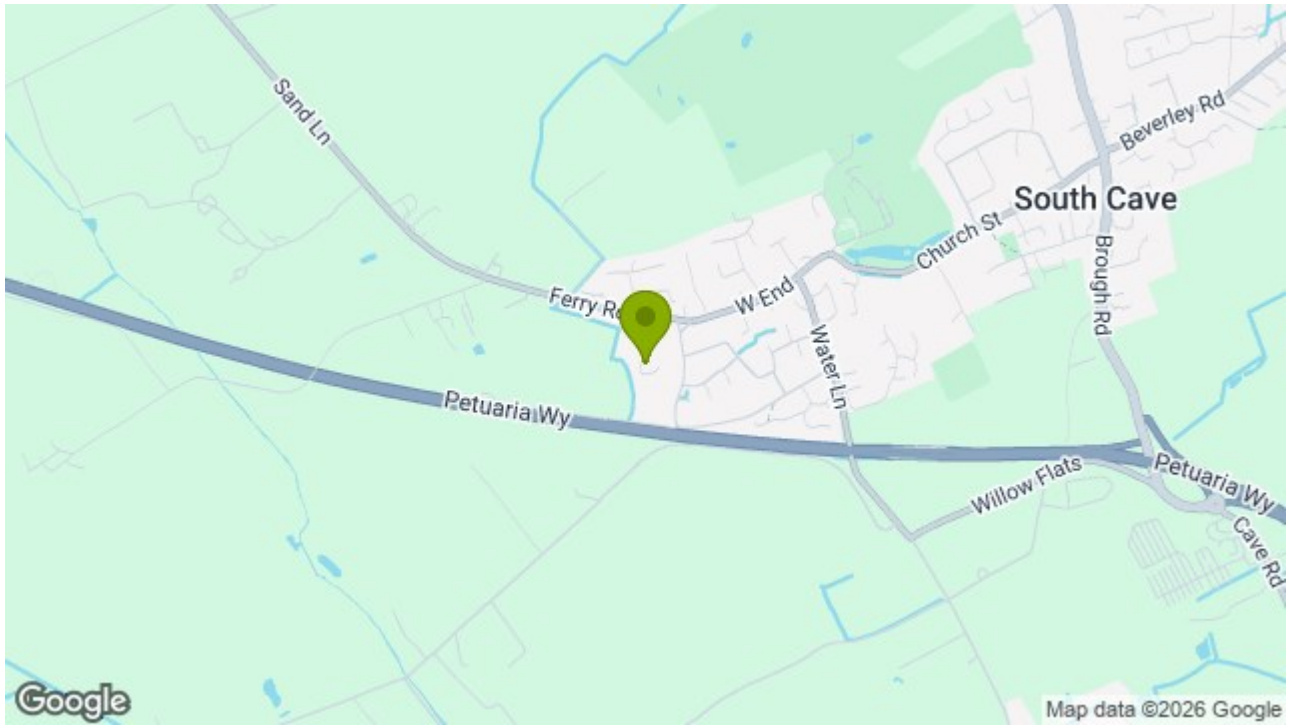
Key Features

- Detached Family Home
- Extended 4 Bedroom Accommodation
- 2 Reception Rooms
- Dining Kitchen
- Private Rear Garden
- Cloakroom/WC
- Side Driveway & Garage
- Cul-De-Sac Location
- EPC = C
- Council Tax = E



GUIDE PRICE: £300,000 - £315,000 - This extended four-bedroom detached home offers particularly spacious accommodation, occupying a pleasant cul-de-sac position within this popular South Cave location, conveniently placed for the village amenities. The property provides a versatile layout with it's extended accommodation comprising entrance hall, cloakroom/WC, bay fronted lounge, dining kitchen and an additional day room which offers an excellent space for both everyday family living and entertaining.

To the first floor are four well-proportioned bedrooms, three of which are good sized double and are served by a shower room. Outside, gardens extend to both the front and rear, with a driveway to the side providing off-street parking and access to the garage.











ACCOMMODATION

GROUND FLOOR
A residential entrance door opens into the entrance hall, with staircase leading to the first floor.

CLOAKROOM/WC
Fitted with a low flush WC and wash hand basin. There is a window to the side elevation.

LOUNGE
A front facing reception room with a bay window and a feature fire surround with marble hearth and backplate, housing a living flame gas fire.

DINING KITCHEN
Fitted with a range of wall and base units complemented by roll edge work surfaces beneath a tiled splashback. There is a one and a half bowl sink and drainer beneath a window to the rear, range cooker with extractor above and integrated dishwasher. There is space and plumbing for an automatic washing machine and space for an American fridge freezer. Open plan to a dining area with matching kitchen units and French doors opening to the rear garden.

DAY ROOM
A versatile additional reception room with windows to both the front and rear elevations.

FIRST FLOOR

LANDING
With access to the accommodation at first floor level. There is a window to the side elevation.

BEDROOM 1
A dual aspect double bedroom with windows to the front and rear elevations.

BEDROOM 2
A second double bedroom, with a window to the front elevation.

BEDROOM 3
A further double bedroom, with a window to the rear elevation.

BEDROOM 4
A good sized fourth bedroom, with a window to the front elevation.

SHOWER ROOM
A modern shower room which is fitted with a three piece suite comprising WC, counter-top wash basin with storage unit beneath, and a walk-in shower with a thermostatic shower, glazed screen and waterproof wall panelling. There is a heated towel rail and a window to the rear.

OUTSIDE
To the front of the property there is a lawned garden with a curved edge following the line of the roadside. To the rear of the property there is a lawned garden which offers a good degree of privacy, the lawn continues to the side and there is also a paved patio area.

DRIVEWAY & GARAGE
A side driveway provides off street parking for a number of vehicles and in-turn leads to a garage. The garage features an up and over door, light and power, and a personnel door from the garden.

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 OR The property has the benefit of sealed unit double glazing.
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band . (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
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.









VIRTUAL STAGING.

Certain images in this listing have been digitally enhanced or virtually staged using AI to illustrate the potential of the space. Furniture, décor, landscaping and other items shown are for visualisation purposes only and may not represent the property's current condition. Buyers are advised to verify all features through their own inspection.

THINKING OF SELLING?.

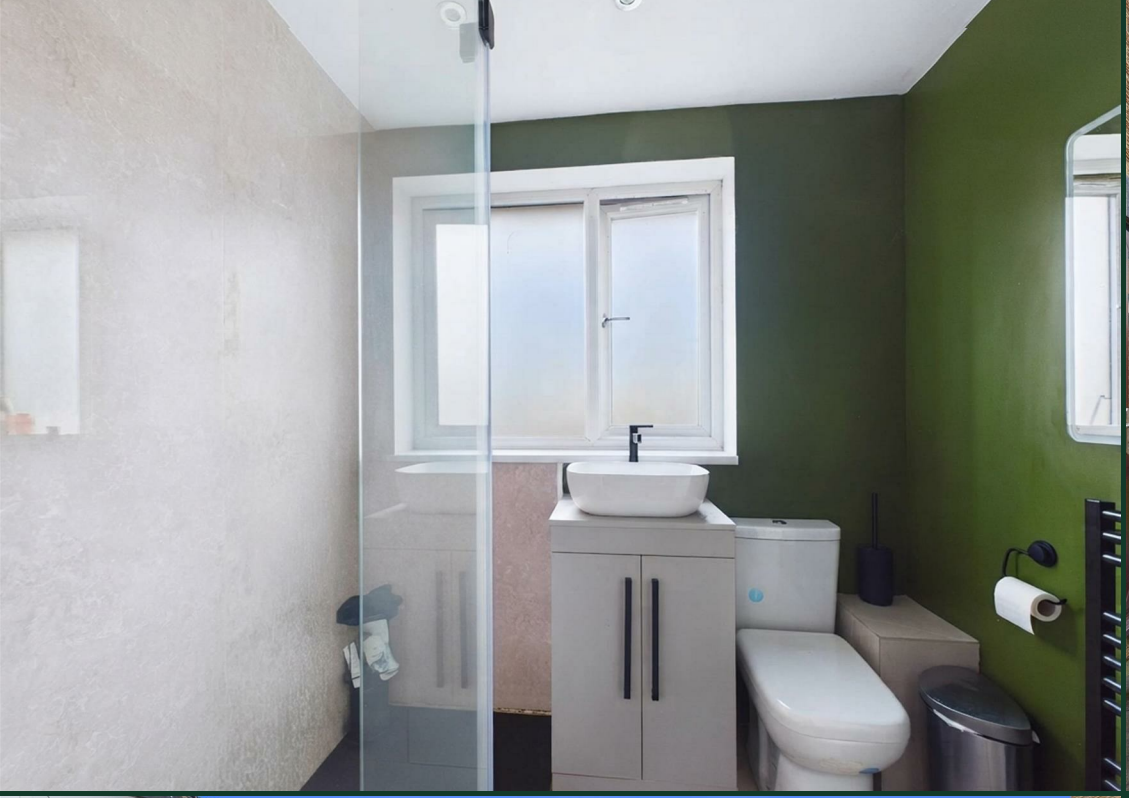
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

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.

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

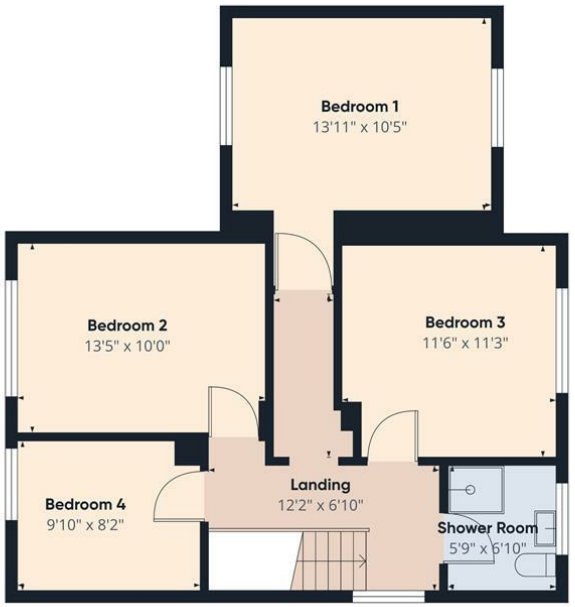








Ground Floor



First Floor



Approximate total area[1]

1315 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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