



Mount Airy Lane, South Cave, HU15 2BW
£680,000

Philip
Bannister
Estate & Letting Agents

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This impressive and individual detached residence is nestled in a private location and enjoys stunning views of Mount Airy. The main home offers extensive and versatile accommodation in addition to a self contained annex/guest suite. The accommodation approaches 2900sq ft in total with features including 5 bedrooms, superb open plan living dining kitchen, 4 bath/shower rooms and a useful utility. The gated grounds which the property occupies extend to approximately 1/3 acre with a long gravelled driveway and gardens which enjoy fabulous views.

Key Features

- Private Location With Stunning Views
- Individual Detached Residence
- Versatile 5 Bedroom Accommodation
- Guest Suite/Self Contained Annex
- Impressive Open Plan Kitchen
- 4 Bath/Shower Rooms
- Extensive Gated Parking
- Approx 1/3 Acre Grounds
- Must Be Viewed!
- ER - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





ACCOMMODATION

The spacious accommodation extends across two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

This large entrance hall provide access to the accommodation at ground floor level. Staircase leads to the first floor.

LIVING ROOM

16'11 x 21'2 (5.16m x 6.45m)

With bay window and feature wood burning stove with brick fire surround and slate hearth, sliding doors leading to the rear garden.

DAY ROOM/BEDROOM 5

11'10 x 13'10 (3.61m x 4.22m)

With windows overlooking the side and rear elevation.

LIVING DINING KITCHEN

20'6 x 22'7 (6.25m x 6.88m)

This impressive living dining kitchen is fitted with a comprehensive range of high gloss wall and base units mounted with complementary worksurfaces with matching island, also benefiting from a range of integrated appliances including electric hob, fridge freezer, dishwasher and two separate electric ovens with warming drawer. The living area enjoys open views through sliding patio doors to decking area.

UTLITY ROOM

Provides a range of fitted cabinets and single drawer with half bowl sink and plumbing for washing machine.

BEDROOM 2

12'11 x 11'7 (3.94m x 3.53m)

Benefits from mirror fronted fitted wardrobes with window to the rear elevation.

BATHROOM

9'5 x 6'11 (2.87m x 2.11m)

Fitted four piece suite comprising shower cubicle, panelled bath, wash hand basin and W.C. With LED mirrored cabinet, towel rail and has complementary tiled floor and walls.

FIRST FLOOR

MASTER BEDROOM

17'7 x 15'8 (5.36m x 4.78m)

This fabulous master suite features a stunning atrium style window with doors to a Juliet balcony. There are a series of Velux windows and en-suite facilities.

EN-SUITE SHOWER ROOM

Comprises of a large walk-in shower, wash hand basin and W.C. Tiled floor, part tiled walls and towel rail.

BEDROOM 3

7'3 x 13'10 (2.21m x 4.22m)

With velux window and eaves recess.

BEDROOM 4

8'2 x 13'10 (2.49m x 4.22m)

With velux window and eaves recess

GUEST SUITE/ANNEX

A ground floor guest suite/self contained annex can be separated from the main accommodation and comprises:

LIVING ROOM/BEDROOM

19'10 x 17'9 (6.05m x 5.41m)

With two sets of sliding doors overlooking the delightful views and providing access to a decked area.

KITCHEN

With wall and base units, sink unit, space for oven and under counter fridge freezer. Recessed bunk beds.

SHOWER ROOM

Comprising shower cubicle, wash hand basin and W.C

OUTSIDE

The property stands particularly within its own grounds, towards the bottom of a long private drive and borders open countryside. The gardens extend to all sides and total approximately 1/3 an acre being mainly lawned. There is a covered composite decking area and gazebo, taking full advantage of the views.

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

VIEWINGS

Strictly by appointment with the sole agents.

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 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.

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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 I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

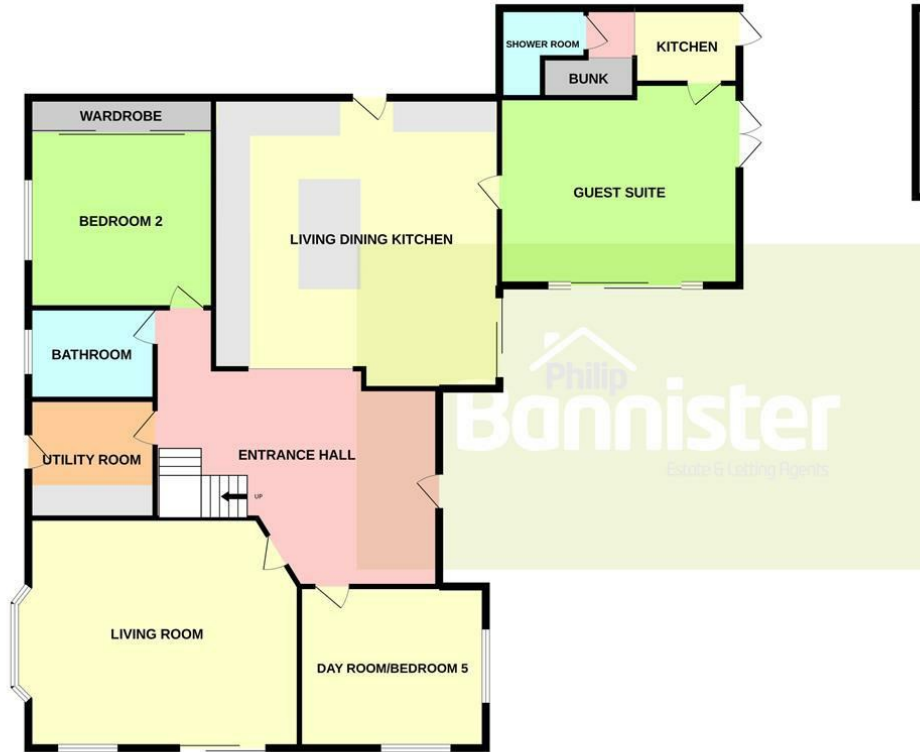




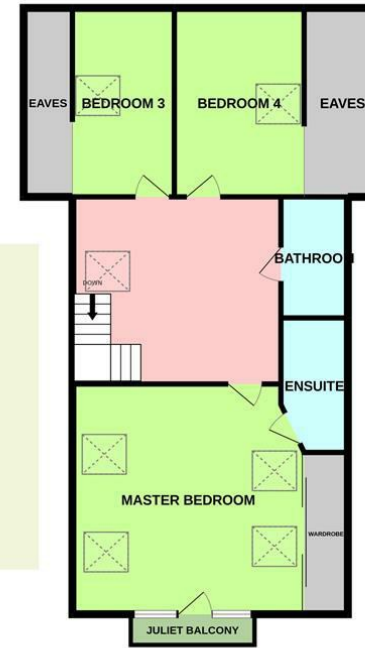




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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