



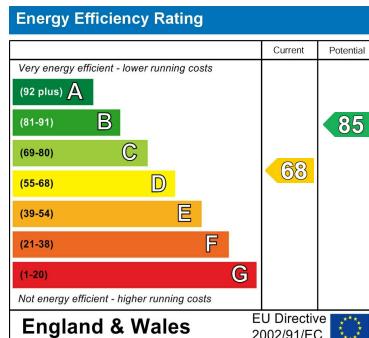
Castle Drive, South Cave, HU15 2ES  
£299,995

Philip  
**Bannister**  
Estate & Letting Agents

# Castle Drive, South Cave, HU15 2ES

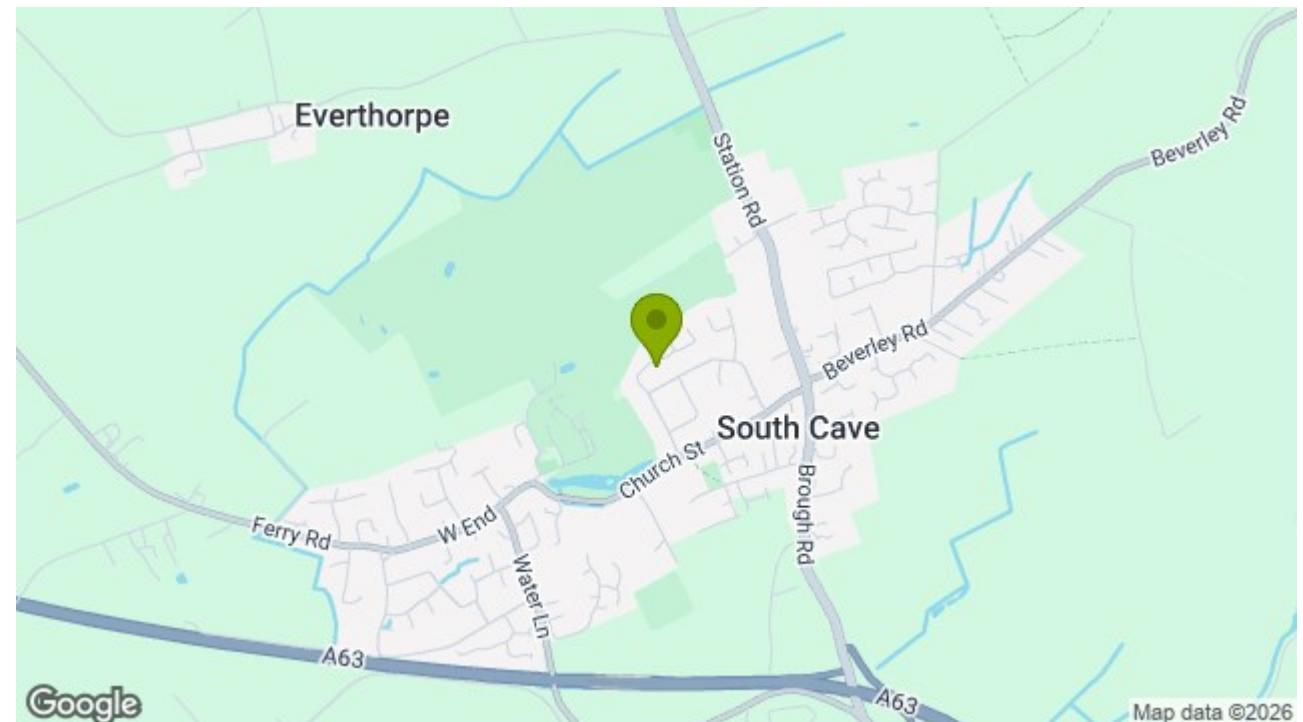
## Key Features

- Remodelled Detached Bungalow
- Fabulous Breakfast Kitchen With Appliances
- Attractive Front Facing Lounge
- 3 Bedrooms With Fitted Wardrobes
- En-Suite & Bathroom
- Southerly Rear Garden With Sunroom
- Driveway To Detached Garage
- Popular Village Location
- EPC = D
- Council Tax = D



This beautifully presented three-bedroom detached bungalow has been thoughtfully updated to create a warm, welcoming home that's ready to move straight into. Arranged over a single storey, the accommodation offers a practical layout, beginning with an inviting entrance hall that leads through to a front-facing lounge. The heart of the home is the stunning, recently remodelled breakfast kitchen, finished to a high standard with modern fittings. All three bedrooms have fitted wardrobes, with the principal bedroom further enhanced by its own en-suite shower room. A family bathroom completes the internal accommodation.

Externally, the property continues to impress. There is ample driveway parking extending to both the front and side of the bungalow, providing convenient access to a detached garage. The southerly facing rear garden enjoys plenty of natural sunlight throughout the day, creating an ideal space for relaxing or entertaining. In addition, a sunroom attached to the garage is installed with light and power offering a versatile extra area that can be enjoyed year-round, whether as a garden retreat or hobby space.





## ACCOMMODATION

The property is arranged over a single ground floor and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property, having a built-in storage cupboard and wooden flooring.

#### LOUNGE

A front facing reception room with a bow window to the front elevation and a window to the side. There is a continuation of the wooden flooring.

#### BREAKFAST KITCHEN

A fabulous open space with a recently fitted shaker style kitchen featuring a comprehensive range of wall and base units which are mounted with contrasting timber block worksurfaces and a sink unit with mixer tap sat beneath a window to the front elevation. A range of integral appliances include an electric oven, ceramic hob beneath a concealed extractor hood, fridge freezer, microwave and a slimline dishwasher. There is a matching breakfast bar, timber flooring and a door to the side elevation.

#### BEDROOM 1

A double bedroom with fitted wardrobes and a window to the rear elevation. Access to:

#### EN-SUITE

Fitted with a three piece suite comprising WC, vanity wash basin with fixed cabinet and a corner shower enclosure with an electric shower. There is tiling to the walls, a heated towel rail and a window to the side elevation.

#### BEDROOM 2

A second double bedroom with mirror fronted fitted wardrobes and a window to the rear.

### BEDROOM 3

A good sized third bedroom with fitted wardrobes and a window to the side elevation.

### BATHROOM

The bathroom is fitted with a three piece suite comprising WC, vanity wash basin with fixed unit and a panelled bath with a shower above. There is wall and floor tiling, a heated towel rail and a window to the side elevation.

### OUTSIDE

#### FRONT

To the front of the property there is a small well maintained garden area with a range of shrubs. A block paved driveway continues to the side of the property and has been extended to the front for additional parking.

#### REAR

The rear garden is enjoys a southerly aspect and features a block paved patio, slate chippings and a lawn. Within the garden there is a sunroom which is attached to the garage and is installed with light and power.

### GARAGE

The garage is positioned towards the end of the driveway and features a remote operated door, light and power. There is also a personnel door leading 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.

**COUNCIL TAX** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (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.

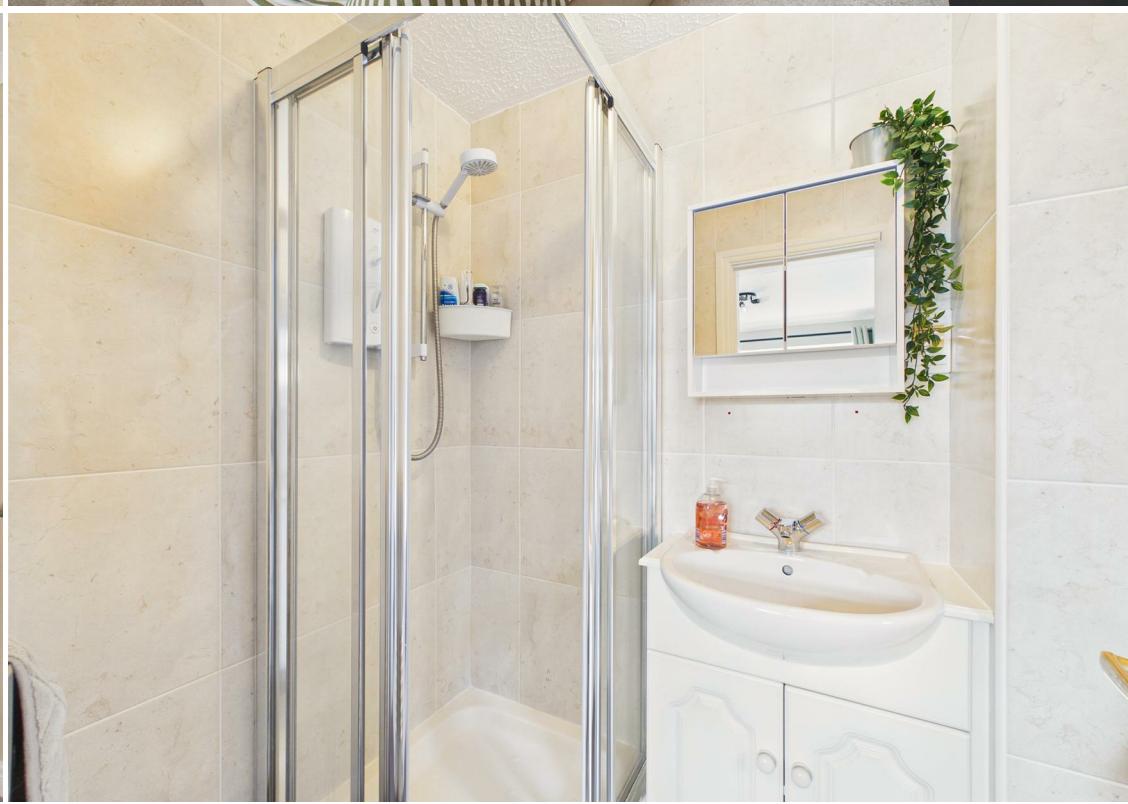
### AML

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 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





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