



**12**  
**Middle Garth Drive | South Cave | HU15 2AY**

**£575,000**



# 12 Middle Garth Drive, South Cave, HU15 2AY

*Situated on a private road and occupying a generous corner plot, this spacious detached dormer bungalow offers versatile accommodation and stunning views towards Mount Airy. Set within mature grounds of approximately 0.5 acres, the property features three well-proportioned bedrooms arranged over two floors, two formal reception rooms, and a superb garden room that takes full advantage of the impressive view. A welcoming reception hall, accessed through beautiful stained glass doors, leads to the principal living spaces, with two well-appointed bath/shower rooms completing the internal layout.*

*The grounds are a true highlight with expansive lawns and mature planting frame, while two wildlife ponds, each with its own decked seating area, create tranquil spots for outdoor relaxation—one complemented by a summer house. Multiple seating areas are dotted throughout the garden, and a dedicated vegetable plot with planting beds caters to those gardening enthusiasts. A gated driveway leads to a large double garage, providing ample parking and storage.*

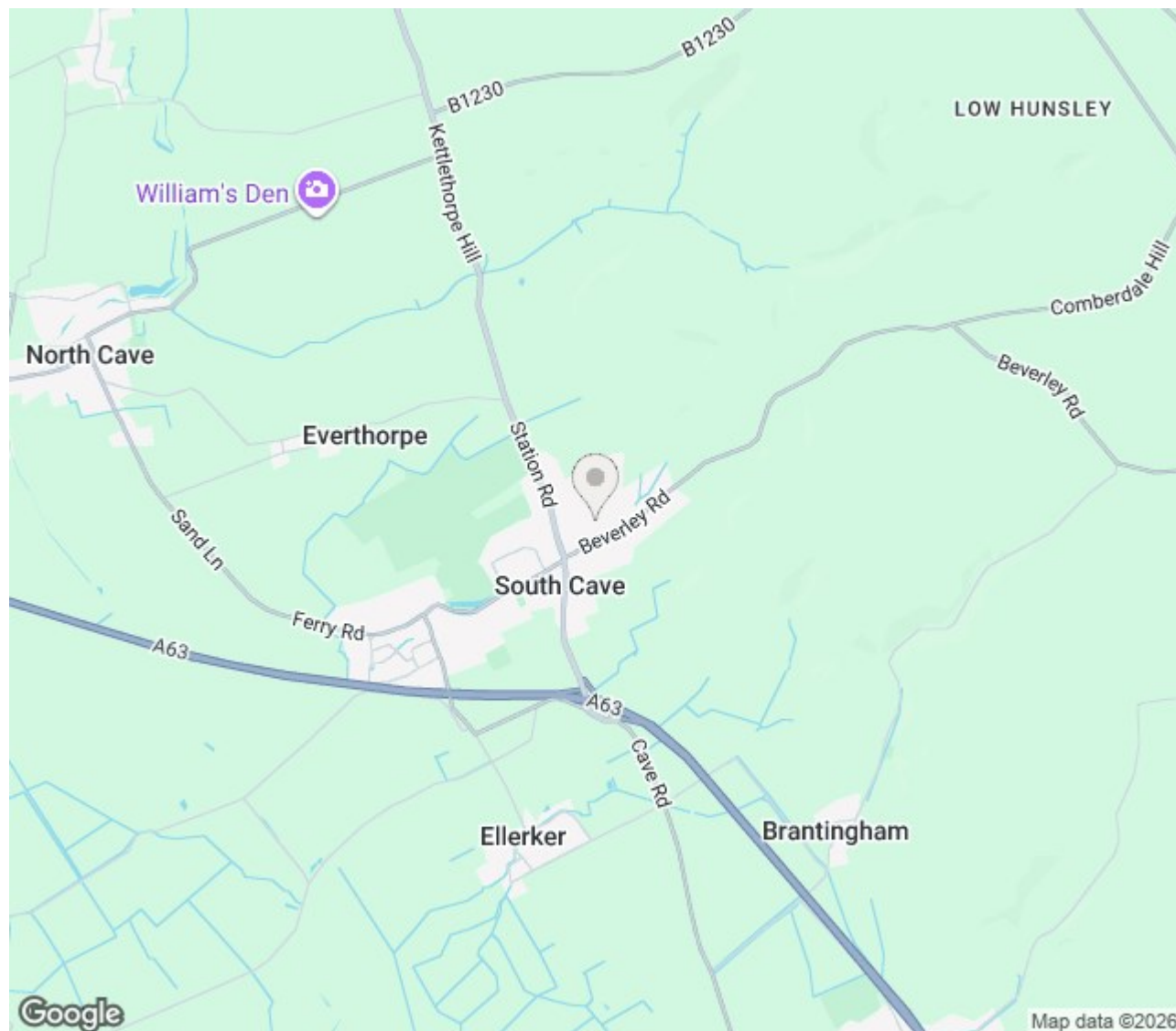






# Key Features

- Spacious Detached Dormer Bungalow
- Mature Grounds Of Approx. 0.5 Acres
- 3 Bedrooms Across Two Floors
- Large Double Garage
- Superb Views Towards Mount Airy
- 2 Reception Rooms + Garden Room
- 2 Bath/Shower Rooms
- Located On A Private Road
- EPC = TBC
- Council Tax = E



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			
England & Wales		EU Directive 2002/91/EC	







### ACCOMMODATION

The property is arranged over two floors and comprises:

#### GROUND FLOOR

##### RECEPTION HALL

A spacious reception hall accessed via attractive double doors with stained glass windows. A Karndean floor runs throughout.

##### LOUNGE

This elegant reception room offers ample space for a whole range of living room furniture. With an abundance of light coming through windows to two elevations and French doors to the side. There is a feature fireplace housing a living flame gas fire and a fitted bookcase.

##### KITCHEN

The kitchen is fitted with a comprehensive range of wall and base units which are mounted with granite worksurfaces and matching upstands. A composite sink unit sits to one corner of the kitchen, a host of integral appliances include a NEFF oven, microwave oven, warming drawer, induction hob beneath an extractor hood and a dishwasher. A Karndean floor runs throughout, a stable style door leads to the side of the property and there is an opening to:

##### DINING ROOM

With ample space for a dining table and chairs, a window is to the side elevation and sliding doors open to:

##### GARDEN ROOM

This attractive garden room enjoys fabulous views of the rear garden. With a brick base and upVC windows beneath a glazed roof. There are French doors opening to the garden and a wall mounted air-conditioning unit.

##### INNER HALLWAY

The inner hallway leads to the remaining ground floor accommodation. There is a built-in cupboard, a staircase which leads to the first floor with storage beneath. A window is to the front elevation.

##### BEDROOM 1

A spacious double bedroom with a range of fitted wardrobes, drawers, dressing table and matching bedside tables. There are French doors leading to the rear garden.

##### BEDROOM 2

A second double bedroom with a bay window to the front elevation and a range of fitted wardrobes.

##### BATHROOM

The well appointed bathroom is fitted with a four piece suite comprising WC, inset vanity wash basin, bath and a glazed shower enclosure with a thermostatic shower. There is partial tiling to the walls, a range of fitted storage and a window to the rear elevation.

#### FIRST FLOOR

##### LANDING

With access to the accommodation at first floor level. There is an archway leading to a storage area with fitted shelving and a Velux skylight. There is access to a part-boarded loft space.

##### BEDROOM 3

A further double bedroom with fitted wardrobes, matching bedside cabinets and a dressing table sat beneath a window which offers fabulous views towards Mount Airy.



















### EN-SUITE

A pocket door leads to an en-suite which is fitted with a three piece suite comprising WC, wall hung vanity wash basin and a corner shower enclosure with a thermostatic shower. There is tiling to the walls and floor, heated towel rail and a window to the rear.

### OUTSIDE

The property boasts mature, landscaped grounds extending to approximately 0.5 acres, featuring extensive lawns and a variety of inviting seating areas throughout. Two tranquil ponds, each with its own decked seating space, create spots for relaxation, one complemented by a pergola and the other by a delightful summerhouse. The garden continues behind a neighbouring property, offering a versatile area ideal for a range of uses, while a dedicated vegetable plot with planting beds adds to the appeal for keen gardeners.

### DOUBLE GARAGE

The brick built double garage is an excellent size and features an automated garage door and a side personnel door. Internally there is an inspection pit, light and power. The garage is approached over a gated driveway providing ample off street parking.

### 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.

### 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.

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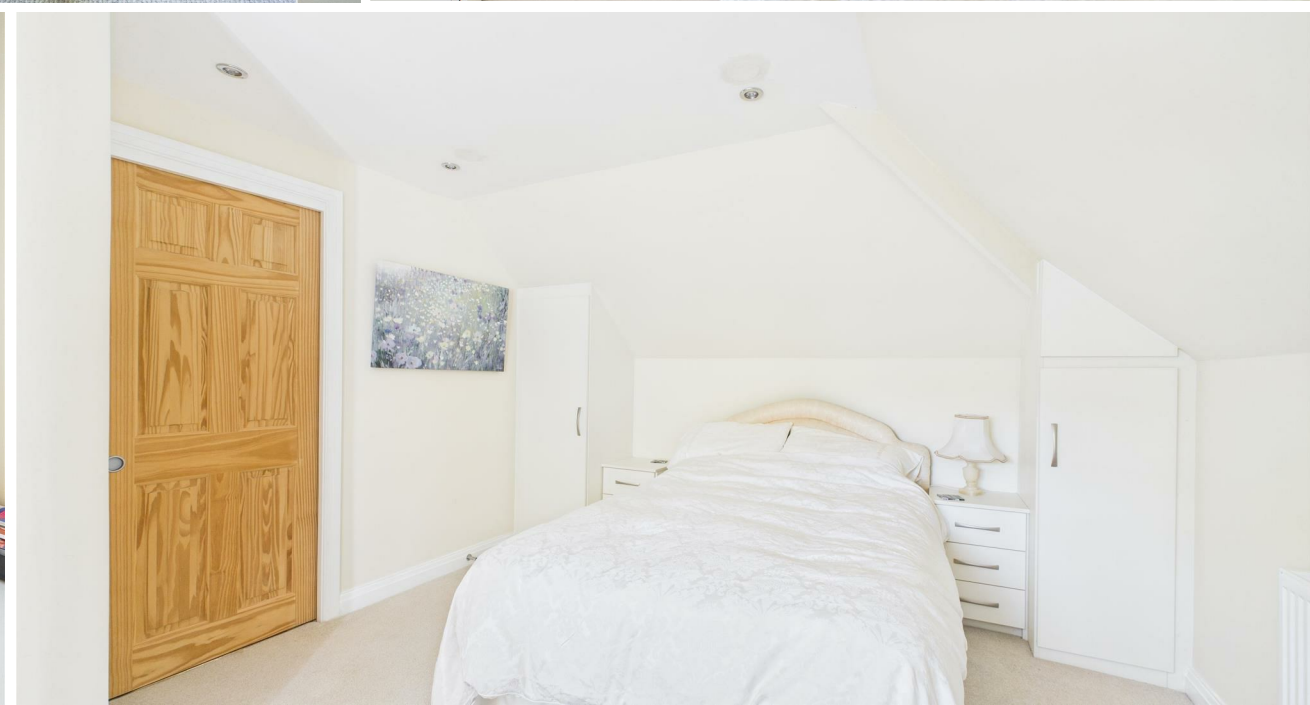
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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100











































Approximate total area<sup>(1)</sup>

2404 ft<sup>2</sup>

Reduced headroom

18 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Estate & Letting Agents

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