



Bull Pasture, South Cave, HU15 2HT
£475,000


**Philip
Bannister**
Estate & Letting Agents

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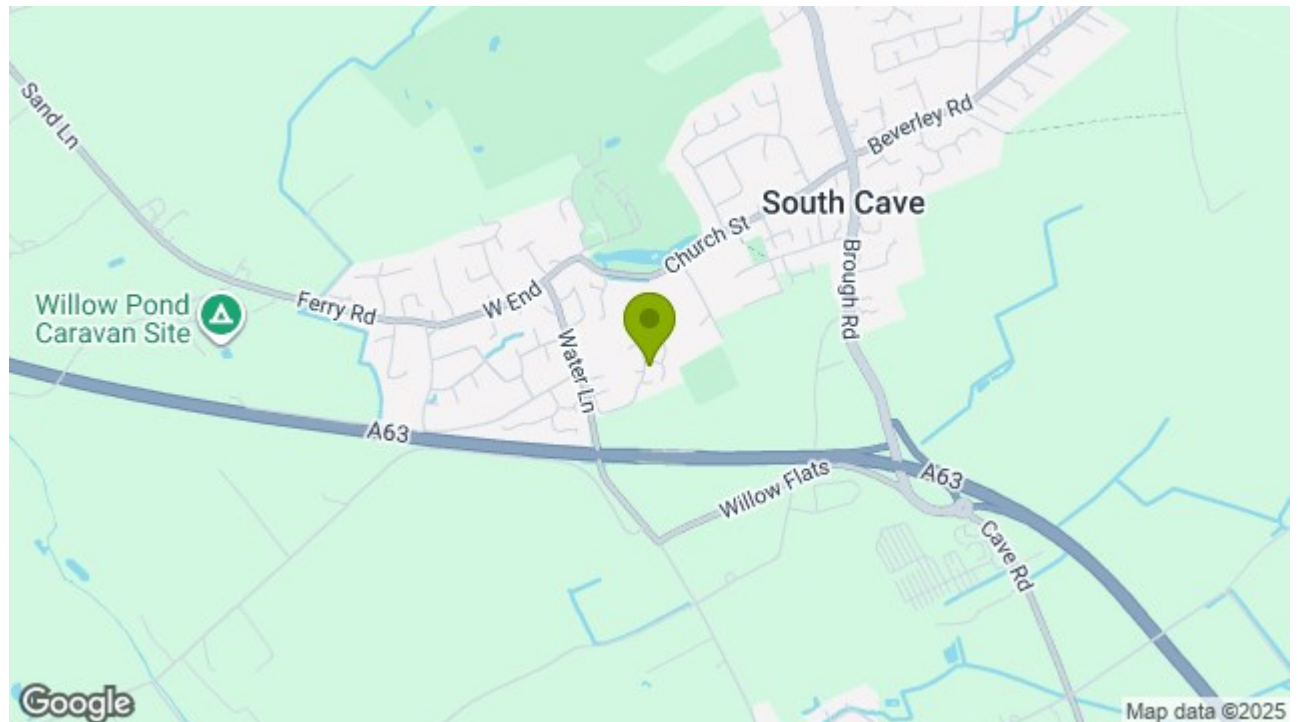
Key Features

- NO CHAIN
- Spacious Family Home
- 4 Good Sized Bedrooms
- Dual Aspect Lounge With Stunning Inglenook Fireplace
- Superb Elevated Views
- Conservatory Overlooking Rear Garden
- Breakfast Kitchen With Appliances
- Double Garage & Driveway
- Sought After Cul-De-Sac Location
- EPC = C / Council Tax = F / Superfast Broadband Connection

NO CHAIN - Tucked away in a highly sought-after cul-de-sac in South Cave, this spacious detached family home occupies a corner plot and is offered to the market with no onward chain. The property enjoys fabulous elevated views and sits within mature gardens to all four sides, creating an attractive setting. The well-proportioned accommodation is arranged over two floors and includes an entrance hall with cloakroom/WC, a spacious lounge with an impressive inglenook fireplace and sliding doors opening to a conservatory, plus a separate dining room and a breakfast kitchen with a range of integral appliances.

To the first floor, there are four good-sized bedrooms, three of which are fitted with bedroom furniture and the fourth currently utilised as a home office. The main bedroom benefits from en-suite facilities, complemented by a family bathroom. Outside, the established gardens feature lawns, shrubs, flowerbeds and mature trees, with the roadside boundaries. To the side and rear is a generous patio area with built-in BBQ, perfect for entertaining, which enjoys elevated views and leads via steps down to a further lawned garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(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

ENTRANCE HALL

Allowing access to the property through a timber entrance door with an attractive stained glass window. A staircase leads to the first floor accommodation and there is a useful storage cupboard beneath.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and a pedestal wash basin. There is a window to the rear.

LOUNGE

A spacious dual aspect reception room with a stunning exposed brick fireplace with solid timber mantle. There is a bay window to the front elevation and sliding doors opening to:

CONSERVATORY

Enjoying pleasant views of the garden, the brick and uPVC conservatory has French doors opening a paved terrace.

DINING ROOM

With ample space for a dining table and chairs. A sliding patio door opens to a paved terrace.

BREAKFAST KITCHEN

Fitted with a range of contrasting wall and base units which are mounted with granite worksurfaces and matching splashbacks. A ceramic sink unit sits beneath a window to the rear elevation, a selection of integral appliances include a double oven/grill, ceramic hob beneath an extractor hood and a dishwasher. There is space for a breakfast table and

chairs, a further window to the side elevation and a door leading out.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a built-in airing cupboard and a window to the front elevation.

BEDROOM 1

A spacious double bedroom with a feature bay window, built in drawers, dressing table and wardrobes which are accessed through an archway.

EN-SUITE

The en-suite is fitted with a three piece suite comprising WC, inset vanity wash basin and a corner shower enclosure with a thermostatic shower. There is tiling to the walls and floor and a window to the rear elevation.

BEDROOM 2

A spacious double bedroom with fitted furniture to include wardrobes, drawers, bedside cabinets and overhead storage. There is a window to the rear elevation.

BEDROOM 3

A good sized third bedroom with fitted furniture to include wardrobes, drawers and a dressing table. There is a window to the rear elevation.

BEDROOM 4

A further good sized bedroom which the current occupier has as a home office. There is a window to the rear elevation.

BATHROOM

The family bathroom is fitted with a three piece

suite comprising WC, pedestal wash basin and a panelled bath with a glazed screen and shower over. There is partial wall tiling, recessed shelving and a window to the side elevation.

OUTSIDE

The property is set within established gardens to all four sides, featuring an abundance of mature shrubs, plants and trees. To the front and roadside-facing side, the gardens are mainly laid to lawn. The further side and rear gardens are enclosed with timber fencing and benefit from gated access, offering both privacy and security. A generous patio area with a built-in BBQ extends from the side of the property around to the rear, connecting with the conservatory and taking advantage of elevated views. From here, steps descend to a lawned garden.

DRIVEWAY & DOUBLE GARAGE

A block paved driveway provides off street parking and leads to a large double garage with workspace. The garage features an automated roller shutter door, light and power. There is a reinforced personnel door to the rear.

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 with the exception of a timber door.

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.

CONNECTIVITY - The property is installed with super fast broadband with speeds up to 1500 Mbps on the BT Openreach network.

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.

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







Approximate total area^m
1673 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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