



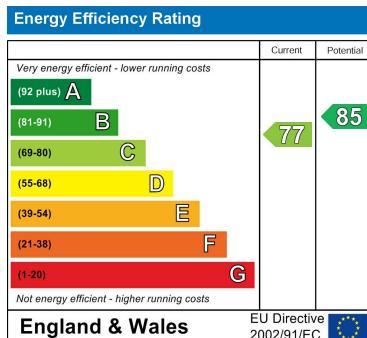
Brough Road, South Cave, HU15 2BX
£500,000

Philip
Bannister
Estate & Letting Agents

Brough Road, South Cave, HU15 2BX

Key Features

- Spacious Detached Home
- Over 2000ft² Of Living Accommodation
- 4 Double Bedrooms
- Large Open Plan Living Dining Kitchen
- 2 Further Reception Rooms
- 2 Bath/Shower Rooms
- Ground Floor WC + Utility Room
- Private Westerly Garden
- Excellent Parking & Double Garage
- EPC = C



Situated in a prime location within the village, this expansive detached family home provides over 2000ft² of generously proportioned living space. Boasting an elevated position, the property offers an open aspect from its westerly facing rear garden. The well-designed interior comprises a welcoming reception hall, with the focal point being the impressive living dining kitchen. Additionally, the ground floor features a separate lounge, a second versatile reception room, a practical utility room with access to the garage and a cloakroom/wc. The first floor hosts four bedrooms, including a primary bedroom with an en-suite and dressing area, accompanied by a family bathroom. Outside, the driveway provides ample off-street parking and leads to a double garage. The westerly rear garden with a large patio area ensures a sense of seclusion.





ACCOMMODATION

The spacious and versatile accommodation is arranged over two floors and comprises:

GROUND FLOOR

RECEPTION HALL

A welcoming reception hall accessed via a residential entrance door, a turning staircase leads to the first floor accommodation. There is a cloakroom/WC off.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin.

LIVING DINING KITCHEN

16'10 x 26'3 (5.13m x 8.00m)

A spacious family room offering dedicated kitchen, dining and living space with French doors opening to the rear garden. The kitchen is fitted with a comprehensive range of wall and base units which are mounted with granite worksurfaces and matching upstands. A moulded sink unit sits beneath a window to the elevation, integral appliances include a fridge freezer and dishwasher, there is also a freestanding range cooker with stainless steel splashback and extractor hood. A tiled floor extends to a space for a dining table and continues to a living area with laminate wood floor. An internal door leads to:

UTILITY ROOM

10'2 x 9'4 (3.10m x 2.84m)

Fitted with wall and base units, worksurfaces, stainless steel sink unit and drainer. There is plumbing for an automatic washing machine and space for a tumble dryer. There is tiled flooring, a window to the side elevation, external door and a internal door to the double garage.

LOUNGE

16'8 x 14'7 (5.08m x 4.45m)

A spacious lounge with French doors opening to the rear garden and a feature fireplace housing a living flame gas fire.

SITTING ROOM

10'5 x 14'7 (3.18m x 4.45m)

Double doors open from the reception hall in to this versatile front facing sitting room, with a window to the front elevation.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

21'2 max x 13'3 (6.45m max x 4.04m)

A spacious principle bedroom with a dormer style window to the rear and a Velux skylight sitting above a dressing area with fitted wardrobes. A door lead to:

EN-SUITE

Fitted with a three piece suite comprising WC and vanity wash basin within a fixed unit and a shower cubicle. There is splashback tiling, a chrome heated towel rail and a Velux window.

BEDROOM 2

10'4 x 14' (3.15m x 4.27m)

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

BEDROOM 3

10'3 x 13'6 (3.12m x 4.11m)

A further spacious double bedroom with a dormer window to the rear.

BEDROOM 4

12'9 x 10'7 (3.89m x 3.23m)

A fourth good sized double bedroom with a dormer window to the front.

BATHROOM

Fitted with a three piece suite comprising WC and vanity wash basin within a fixed unit and a spa bath. There is a dormer window to the front and a chrome heated towel rail.

OUTSIDE

FRONT

To the front of the property there is a large block paved driveway which provides off street parking for several vehicles. A curved lawn, mature shrubs and hedging accompany the driveway.

REAR

The rear garden enjoys a westerly aspect and rooftop views towards open fields. The garden includes a large paved patio with steps leading to a lawn, with planting beds and timber fencing.

DOUBLE GARAGE

An attached double garage features a folding shutter door, window to the side, light, power and access via the utility room.

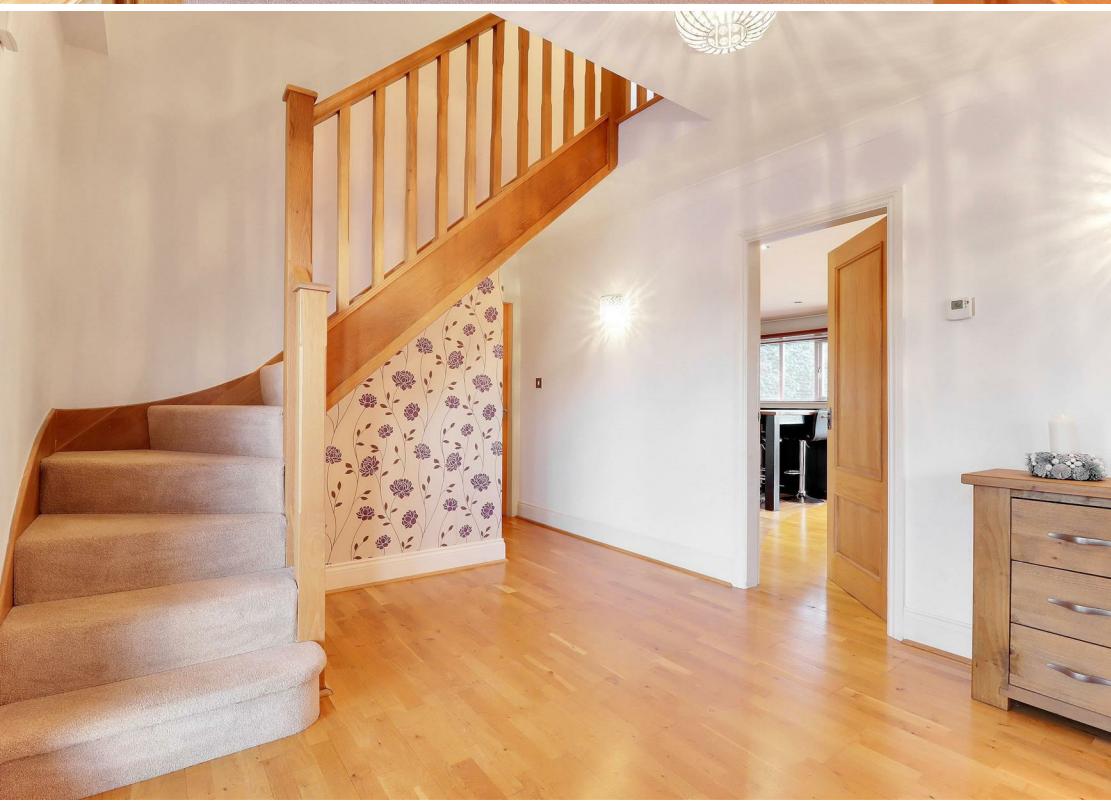
GENERAL INFORMATION

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 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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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.

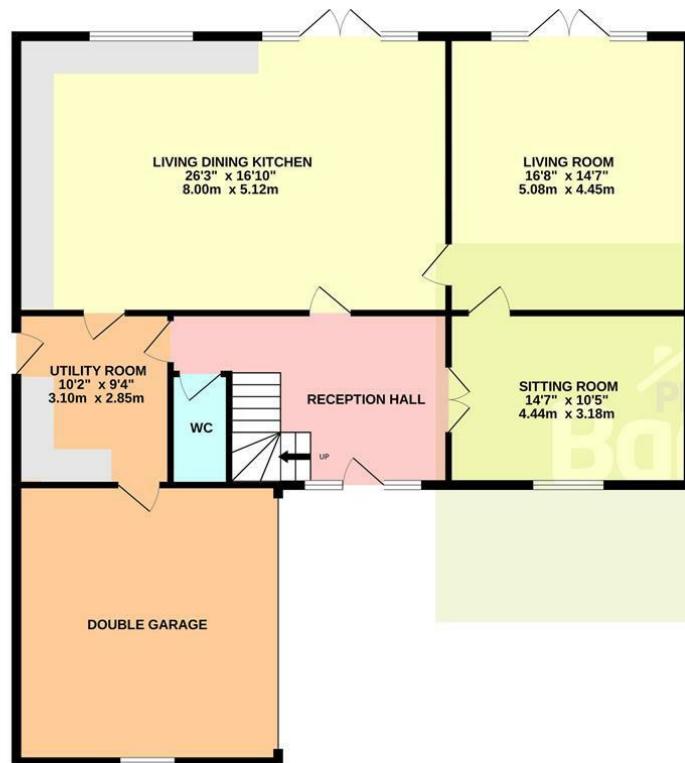
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and

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: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100





GROUND FLOOR
1379 sq.ft. (128.1 sq.m.) approx.



1ST FLOOR
863 sq.ft. (80.2 sq.m.) approx.



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TOTAL FLOOR AREA : 2242 sq.ft. (208.3 sq.m.) approx.

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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