

West End, South Cave, HU15 2EY

£229,995

Philip Bannister

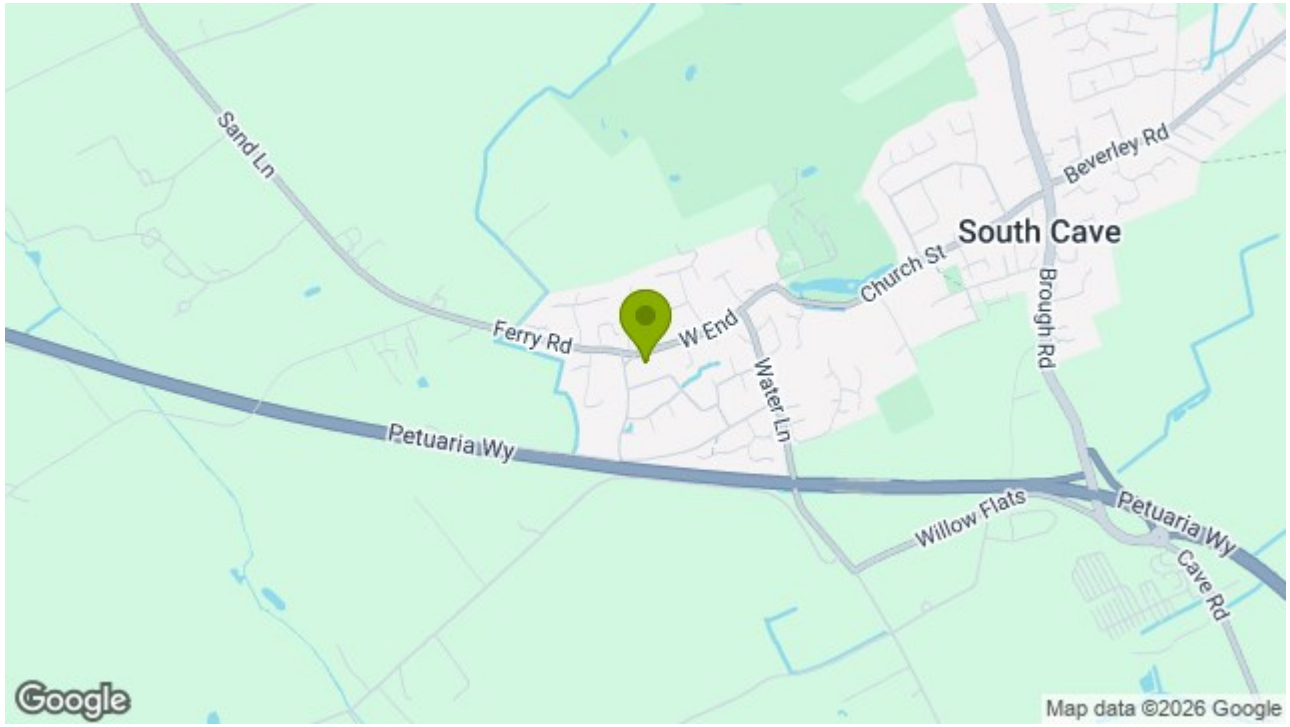
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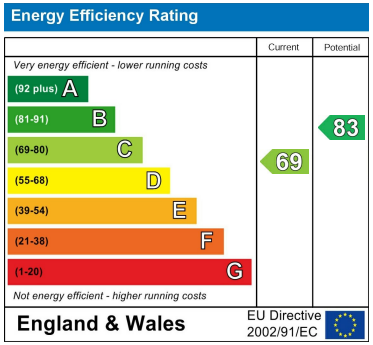
Key Features

- No Onward Chain
- Semi-Detached Bungalow
- Two Bedrooms
- Newly Fitted Kitchen
- Wetroom-Style Shower Room
- Southerly Rear Garden
- Off-Road Parking, Detached Garage/Store
- Convenient Village Location
- Council Tax = C
- EPC = C

NO CHAIN - This semi-detached bungalow is offered to the market with no onward chain and occupies a convenient position within the popular village of South Cave. The property offers well-proportioned accommodation including an entrance hall, lounge with feature fireplace, newly fitted kitchen, two bedrooms, wetroom-style shower room and separate WC.

Outside, there is a lawned front garden, side driveway providing off-road parking and access to the detached garage/store. The southerly rear garden is lawned with established shrub borders and offers scope for further landscaping. An excellent opportunity for those seeking a two-bedroom bungalow with no onward chain, offering scope to add their own personal touches and enjoying a convenient position with a nearby bus stop and local shop.






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ACCOMMODATION
The accommodation is arranged over a single ground floor and comprises:

GROUND FLOOR

ENTRANCE HALL
Allowing access to the property through a residential entrance door, having an airing cupboard and access hatch to the loft.

LOUNGE
With feature fireplace incorporating a living flame gas fire and windows to both the front and side elevations.

KITCHEN
Fitted with newly installed units, work surfaces and splashbacks, together with a sink and drainer with mixer tap, cooker point and space for an undercounter appliance. Cupboard housing the gas central heating boiler, windows overlooking the rear and side and external door providing access to the rear.

BEDROOM 1
A double bedroom with a window overlooking the front.

BEDROOM 2
A second double bedroom, having built-in wardrobes and window to the rear.

SHOWER ROOM
A wetroom-style shower room comprising an electric shower and wash hand basin, with part-tiled walls and window to the rear.

W.C.
Fitted with a low flush WC and side-facing window.

OUTSIDE
The property enjoys a lawned front garden with a selection of mature shrubs. A driveway to the side provides off-road parking and continues to the detached garage/store. To the rear is a lawned garden with established shrub borders which would benefit from some landscaping and general attention, offering a great opportunity for the new owner to create an outdoor space to suit their own tastes.

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 C. (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
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

VIRTUAL STAGING.
Certain images in this listing have been digitally enhanced or virtually staged using AI to illustrate the potential of the space. Furniture, décor, landscaping and other items shown are for visualisation purposes only and may not represent the property's current condition. Buyers are advised to verify all features through their own inspection.

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


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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









Approximate total area(1)

704 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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