



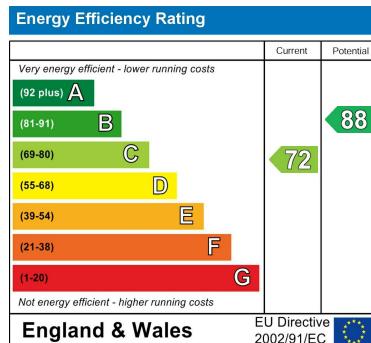
Wold View, South Cave, HU15 2EF
£157,000

Philip
Bonnister
Estate & Letting Agents

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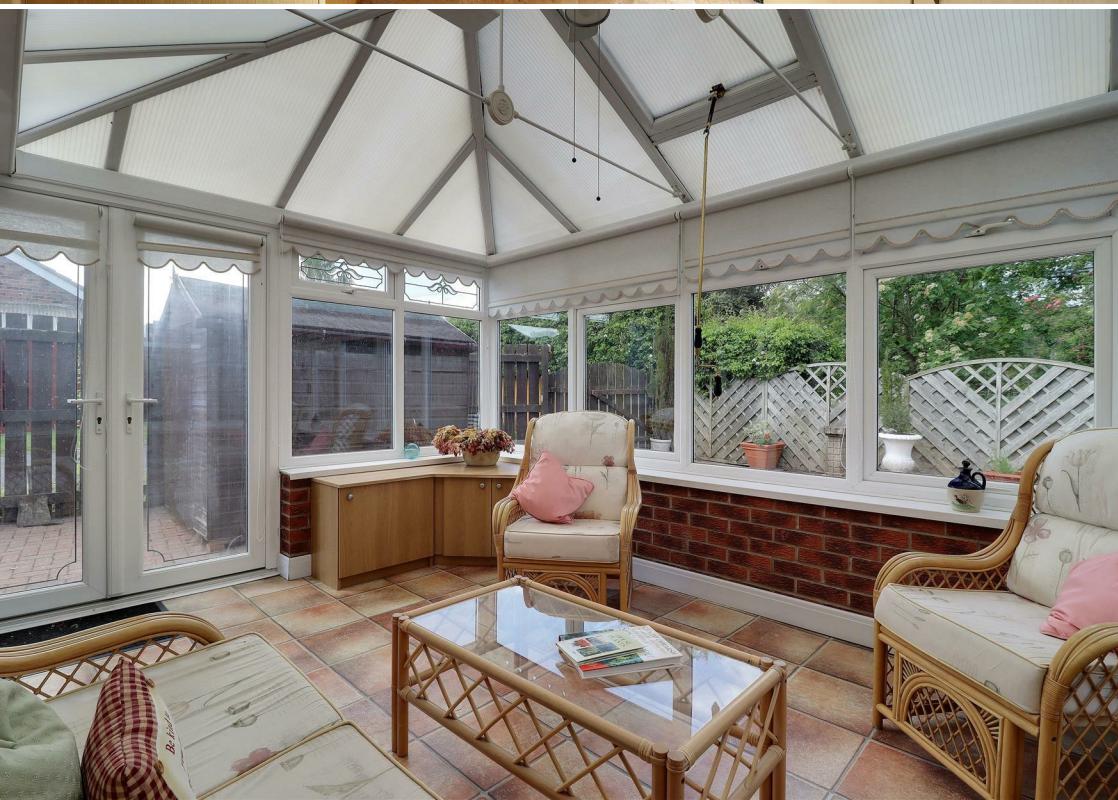
Key Features

- Delightful 2 Bedroom Bungalow
- Central Village Location
- Close To Local Amenities
- Spacious Lounge/Diner
- 2 Double Bedrooms (1 Fitted)
- Rear Conservatory
- Private Rear Garden
- Pleasant Over 55's Development
- Warden Assisted Pull Cords
- EPC = C / Council Tax = B



NO CHAIN - Situated in a small cul-de-sac of similar homes, this well-presented two-bedroom bungalow is offered with no onward chain. Just a short distance from local amenities, the property features a welcoming entrance hall, a fitted kitchen, a spacious lounge/diner and modern shower room. Both bedrooms are generously sized, with one benefiting from fitted wardrobes. A large conservatory offers additional living space and leads out to the private, low-maintenance rear garden, complete with double gates providing convenient vehicular access. The front garden is also designed for easy upkeep, making this a practical and comfortable home in a sought-after location.





ACCOMMODATION

The property is arranged over a single storey and comprises:

ENTRANCE HALL

A uPVC entrance door leads to the hallway. With a cupboard and access to:

KITCHEN

10'3 x 7'2 (3.12m x 2.18m)

The fitted kitchen features a range of wall and base units mounted with worksurfaces and tiled splashbacks. A 1 1/2 bowl sink unit is beneath a window to the side elevation and there is space for a cooker, washing machine and fridge freezer (all of which may be available for purchase). A stable door leads to the side of the property.

LOUNGE/DINER

17'9 x 10'7 (5.41m x 3.23m)

A spacious lounge diner with ample room for a three piece suite and a dining table. A box bay window is to the front elevation and there is a feature fireplace housing an electric fire.

INNER HALL

With an airing cupboard and access to:

BEDROOM 1

11'8 x 9'2 (3.56m x 2.79m)

A double bedroom fitted with a range of furniture including wardrobes, overhead storage and drawers. There is a window to the rear elevation.

BEDROOM 2

8'9 x 9' (2.67m x 2.74m)

A versatile second bedroom with French doors to:

CONSERVATORY

10' x 14' (3.05m x 4.27m)

Overlooking the garden, the generous conservatory is positioned to the rear of the property. A pair of French doors leads out to the garden and there are fitted low level cupboards.

SHOWER ROOM

6'8 x 5'7 (2.03m x 1.70m)

A modern shower room is fitted with a W/C, inset vanity wash basin and a walk-in shower with folding seat. There is tiling to the walls, a chrome ladder style towel rail and a window to the side elevation.

OUTSIDE

FRONT & REAR

The attractive front garden is mainly laid to lawn with a block paved footpath leading to the entrance door. The private rear garden is designed for low maintenance with block paving and fencing to the perimeter. A pair of timber double gates provides vehicular access.

OCCUPANCY

The development is built specifically for residents aged over 55, therefore occupants of the property must meet this criteria.

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.

CONSERVATION AREA - The property sits within a conservation area.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B. (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. There is however an estate service charge for this location which is run by Anchor Hanover Group. We understand that a monthly service charge in the region of TBC is payable which includes buildings insurance, estate manager service, alarm cord, window cleaning once a month, soffits and gutters cleaned twice yearly. We would advise an purchaser to confirm this for themselves.

PROBATE

Probate is through

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

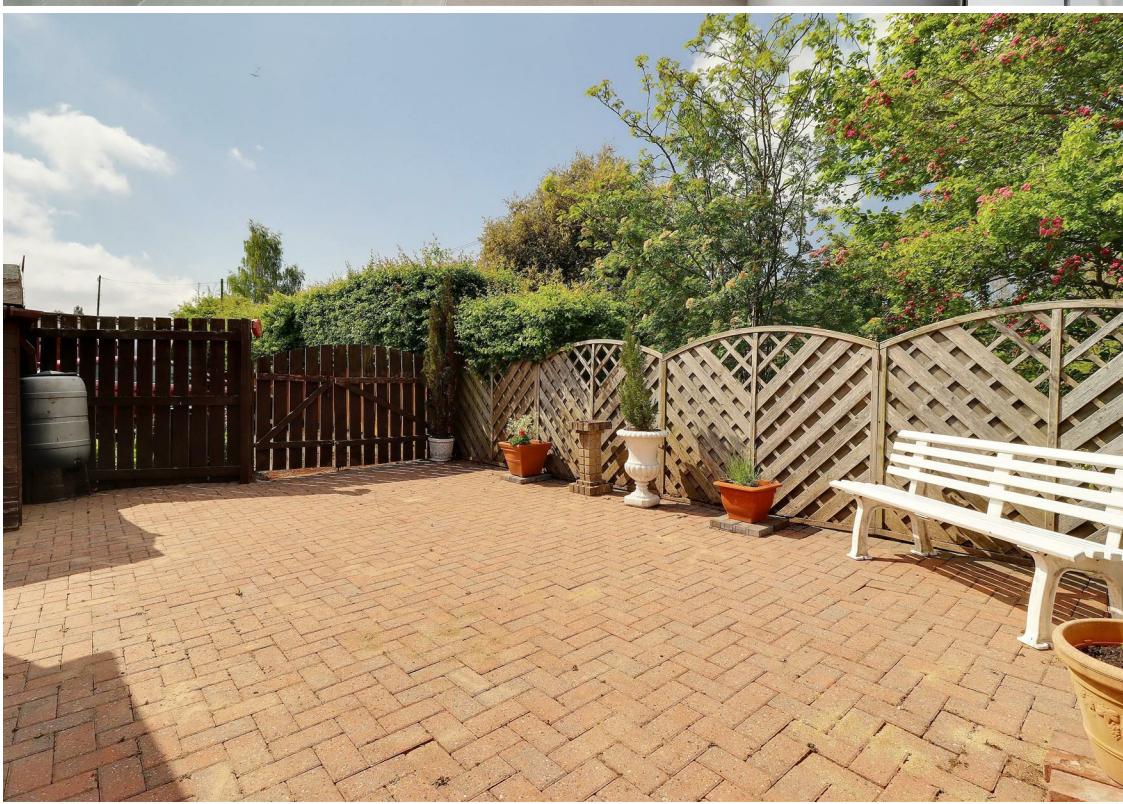
details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip 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 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

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.



GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA: 680 sq.ft. (63.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate. Responsibility is taken for any error, omission or mis-statement. The floor 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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