



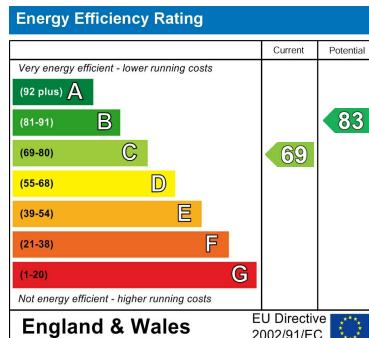
Bridge Road, South Cave, HU15 2JE
£270,000

Philip
Bonnister
Estate & Letting Agents

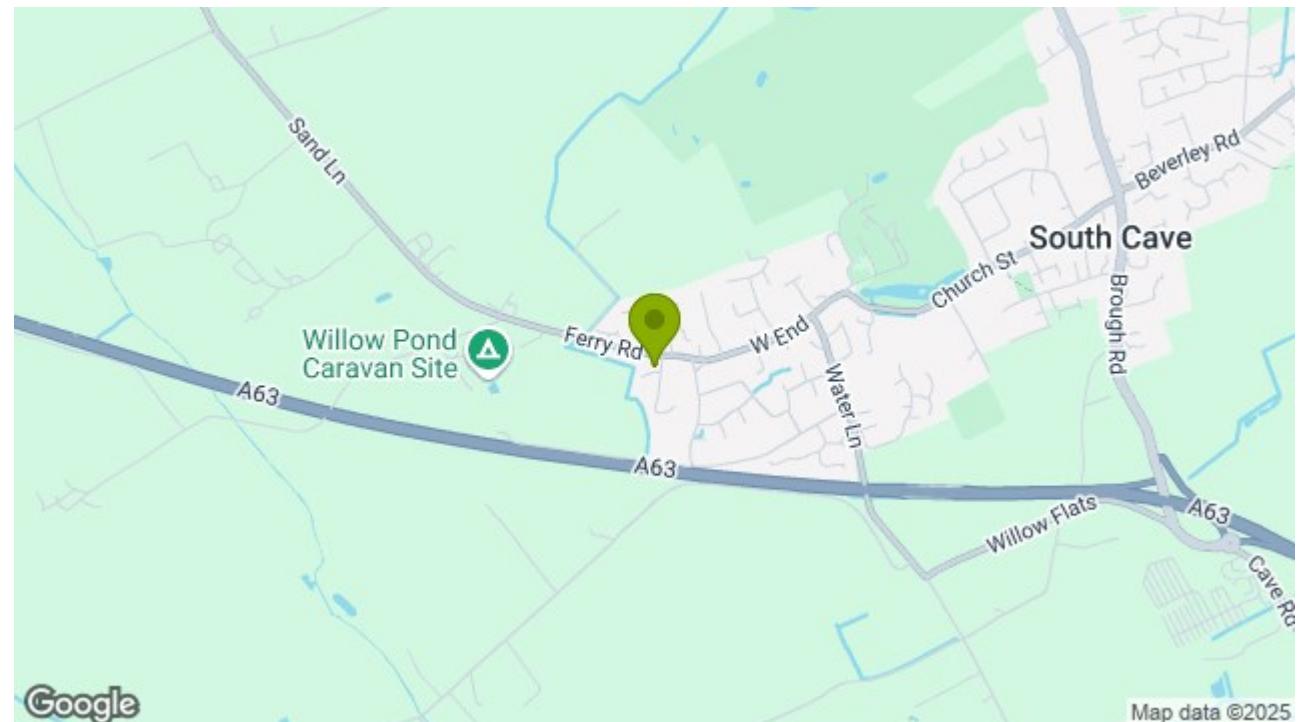
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Key Features

- Detached Chalet Bungalow
- 3 Double Bedrooms (1 Ground Floor)
- 2 Reception Rooms
- Fitted Kitchen Opening To Day Room
- Corner Position
- Driveway Parking
- Close To Local Amenities
- EPC = TBC
- Council Tax = D



This versatile detached chalet bungalow offers spacious and flexible accommodation with three double bedrooms, one conveniently located on the ground floor. Set on a corner plot close to local amenities, the property has been thoughtfully extended over recent years. It features an entrance porch leading to a cosy lounge with a stunning log-burning stove, an inner hallway accessing the ground-floor double bedroom, a bathroom, and a versatile dining room that can also serve as an additional bedroom. The fitted kitchen, equipped with a range of integral appliances, opens into a light-filled extended day room. Upstairs, there are two more double bedrooms. Externally, the home boasts front and rear gardens, a driveway leading to a garage, and an adjacent parking area, providing ample space for vehicles.





ACCOMMODATION

The versatile range off accommodation is over two floors and comprises:

GROUND FLOOR

ENTRANCE PORCH

Allowing access to the property through a residential entrance door.

LOUNGE

12'10 x 15'2 (3.91m x 4.62m)

A well proportioned front facing reception room with a focal fireplace housing a log burning stove. There is a bow window to the front elevation.

INNER HALLWAY

With a staircase leading to the first floor and a cupboard housing the warm air heating system.

BEDROOM 1

11'7 x 9'10 (3.53m x 3.00m)

A double bedroom which is fitted with a comprehensive range of furniture to include wardrobes, drawers, overhead storage, dressing table and bedside cabinets. There is a window to the rear elevation.

DINING ROOM/BEDROOM 4

11'4 x 8'9 (3.45m x 2.67m)

A versatile front facing reception room which could be utilised as a dining room, bedroom or office space. There is a bow window to the front elevation.

BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with folding screen and shower over. There is tiling to the walls and a window to the rear elevation.

KITCHEN

8'5 x 8'10 (2.57m x 2.69m)

The kitchen is fitted with a range of wood grain finish wall and base units which are mounted with granite effect worksurfaces beneath a tiled splashbacks. A composite sink unit sits beneath a window to the rear elevation and there are a range of NEFF appliances which include a double oven, microwave, ceramic hob and extractor hood, a Miele washing machine and space for a slimline dishwasher. The kitchen opens to:

DAY ROOM

10'7 x 12'10 (3.23m x 3.91m)

A fabulous addition to the side of the property is this useful day room which sits beneath a rooflight and there are French doors leading to the rear garden.

FIRST FLOOR

LANDING

With a built-in cupboard and access to the accommodation at first floor level.

BEDROOM 2

12'1 x 12 (3.68m x 3.66m)

A second double bedroom positioned to the rear of the property.

BEDROOM 3

11'6 x 12' (3.51m x 3.66m)

A third double bedroom which is positioned to the front of the property.

GARAGE

The attached garage has been partitioned to include a utility area which can be accessed via the day room. The remaining garage acts as storage space with a folding shutter door to the front.

OUTSIDE

FRONT

To the front of the property there is a lawned garden and walling to the front boundary. A block paved driveway provides off street parking with a further parking area adjacent to the driveway.

REAR

The attractive rear garden is mainly laid to lawn with a decked area and timber fencing to the perimeter.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property is installed with a modern gas Combi boiler servicing panel radiators and a blown air system.

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 D. (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

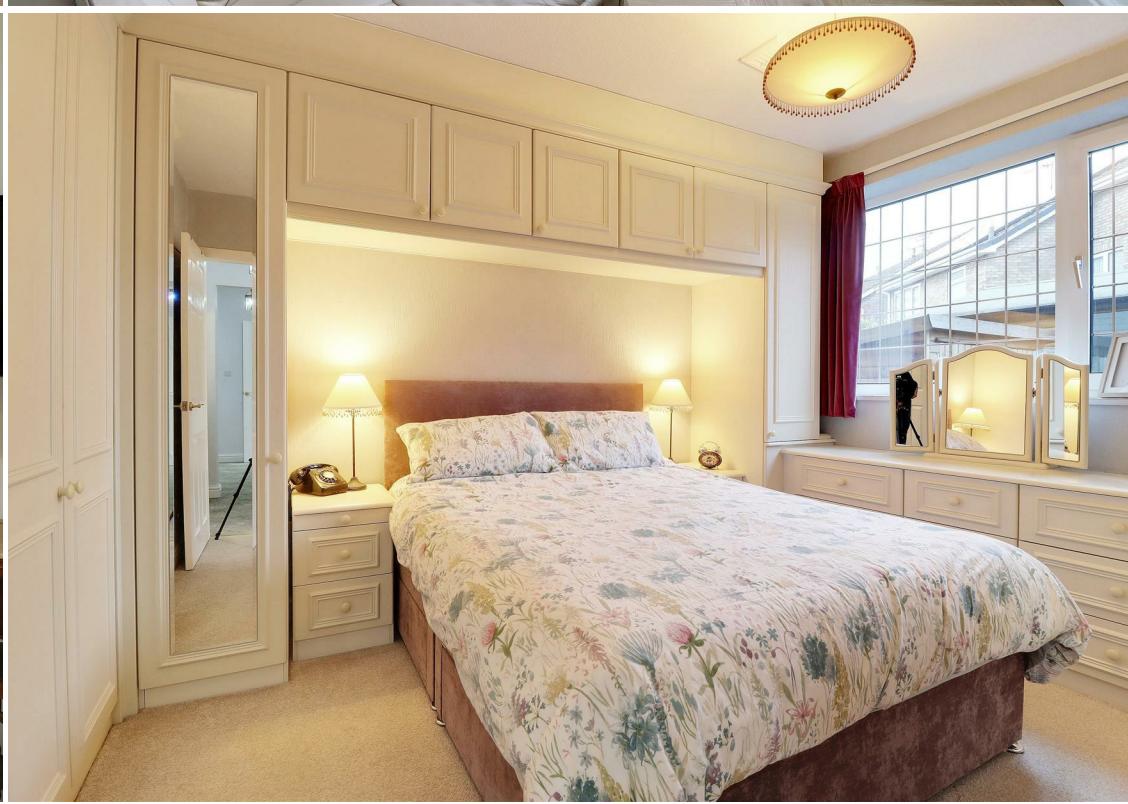
We understand that the property is Freehold.

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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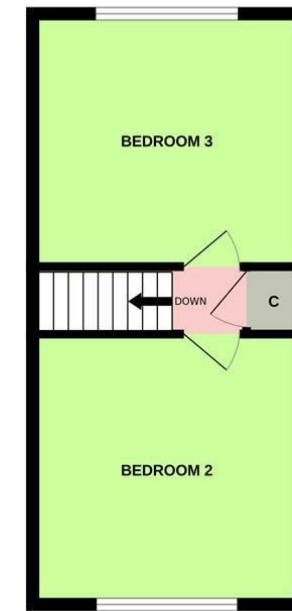
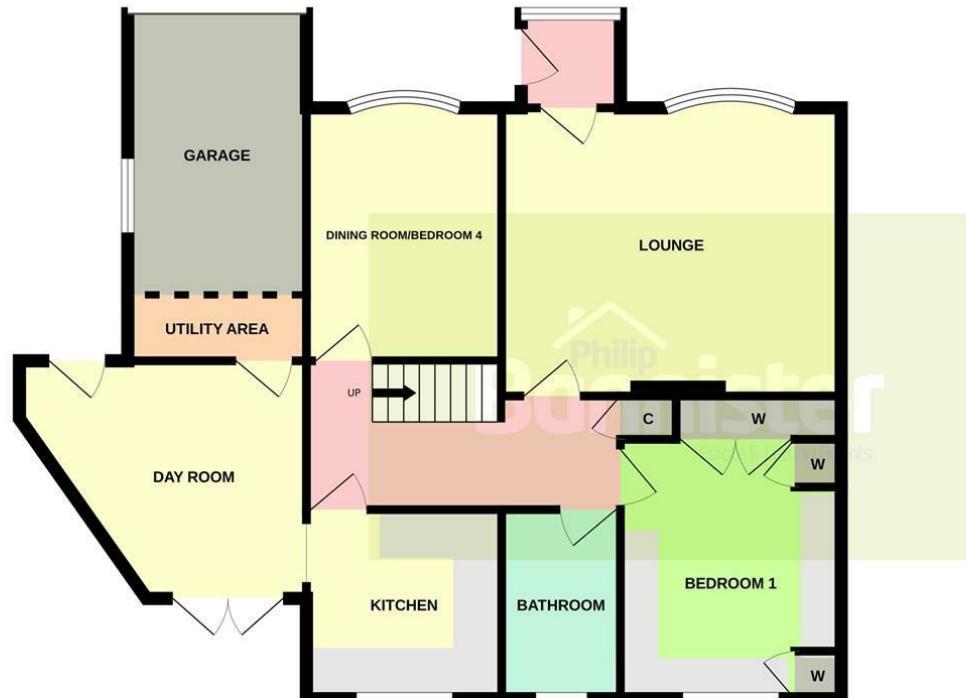
information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars 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



GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.

1ST FLOOR
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 1204 sq.ft. (111.9 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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