

# Whitakers

Estate Agents



## 3 Pinfold, South Cave, HU15 2EZ

**Offers In The Region Of £260,000**

Whitakers Estate Agents are pleased to introduce this semi-detached true bungalow which occupies a generously sized corner plot within the South Cave village - perfect for those who require a home lived primarily on the ground level that does not compromise on living space available.

The internal layout briefly comprises : entrance porch that opens to the hallway that incorporates a cloakroom, a spacious lounge with conservatory off, fitted kitchen, two fitted double bedrooms (the second allowing access to the sun room), and a bathroom furnished with a three-piece suite.

A fully boarded out and carpeted loft space with electrics and a roof window allows for extra useful living space.

Externally to the front, there is a well-stocked garden which is partly laid to lawn, and partly pebbled with a side drive leading to the garage. Side gates on either side of the property open to separate seating areas.

The accommodation comprises

**Hallway**

UPVC double glazed entrance door, two UPVC double glazed windows, central heating radiator and laminate flooring.

**Cloakroom**

UPVC double glazed window, half tiled walls, laminate flooring, and furnished with a two-piece suite comprising vanity sink, and low flush W.C.

**Lounge 12'3" x 16'9" (3.75 x 5.13 )**



UPVC double glazed bow window, UPVC double glazed patio door to the conservatory, central heating radiator, and carpeted flooring.

**Conservatory 12'3" x 8'1" (3.75 x 2.48 )**



UPVC double glazed French doors to the front garden, UPVC double glazed window, central heating radiator, and carpeted flooring.

**Kitchen 8'4" x 13'8" (2.55 x 4.19 )**



UPVC double glazed door with side window, UPVC double glazed bow window, central heating radiator, breakfast island with seating below, laminate flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washer and dryer, and integrated oven with hob and extractor hood above.

**Bedroom one 13'4" x 13'1" (4.07 x 4.00 )**



UPVC double glazed door to the side garden, central heating radiator, fitted wardrobes, and laminate flooring.

**Bedroom two 9'10" x 10'7" (3.00 x 3.23 )**



UPVC double glazed patio doors to the sun room, central heating radiator, fitted wardrobes, and laminate flooring.

**Sun room 8'2" x 6'10" (2.50 x 2.10 )**



UPVC double glazed throughout with French doors opening to the side garden, and tiled flooring.

## Bathroom



UPVC double glazed window, central heating radiator, fully tiled, and furnished with a three-piece suite comprising corner bath with dual taps and electric shower, pedestal sink with dual taps, and low flush W.C.

## External



Externally the property occupies a substantially sized corner plot with gardens extending across three aspects. To the front, there is a well-stocked garden which is partly laid to lawn, and partly pebbled with a side drive leading to the garage with provision for more parking space to be created. Side gates on either side of the property open to separate seating areas.

## Tenure

The property is held under Freehold tenureship

## Council Tax band

Local Authority - East Riding Of Yorkshire  
Local authority reference number - SCA086003000  
Council Tax band - C

## EPC rating

EPC rating - TBC

## Material Information

Construction - Standard  
Conservation Area - No  
Flood Risk - Very low  
Mobile Coverage / Signal - EE / Vodafone / Three / O2  
Broadband - Basic 18 Mbps / Superfast 80 Mbps / Ultrafast 1800 Mbps  
Coastal Erosion - No  
Coalfield or Mining Area - No

## Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

## Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

## Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

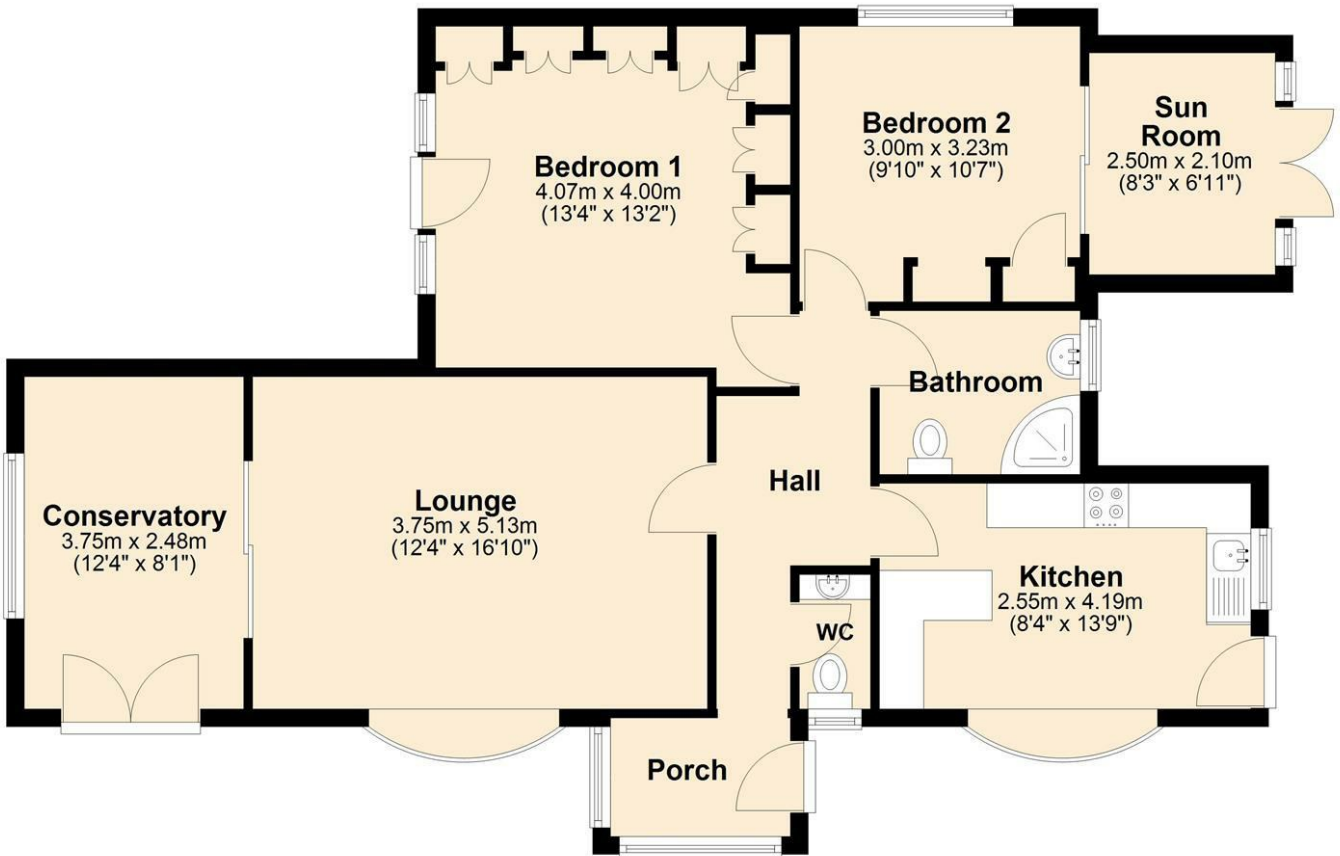
## Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

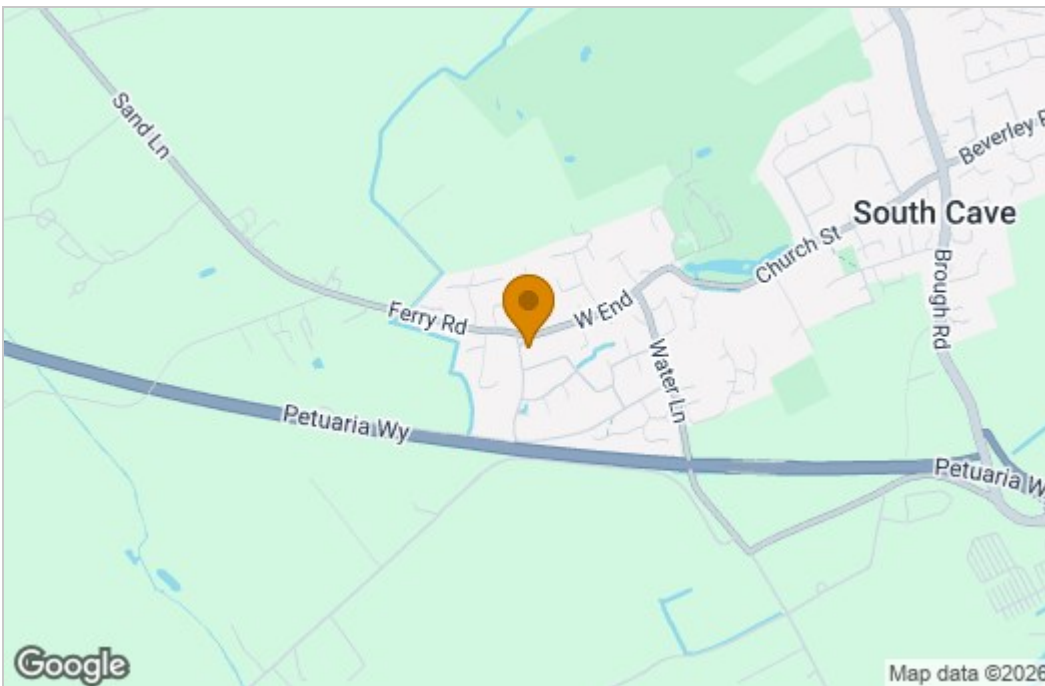
## Ground Floor

Approx. 87.2 sq. metres (938.2 sq. feet)

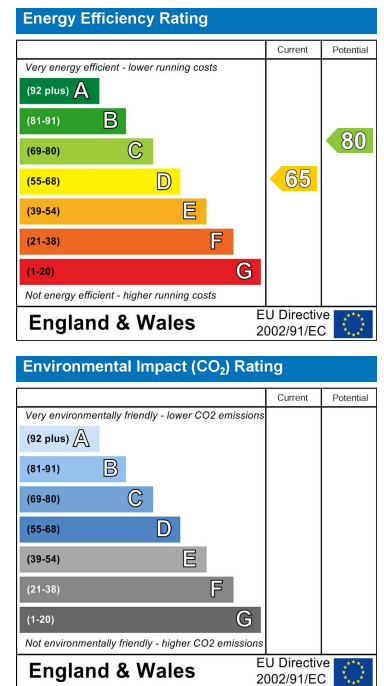


Total area: approx. 87.2 sq. metres (938.2 sq. feet)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.