CLUBLEYS

68, Bridge Road, South Cave, HU15 2JE

£195,000







Situated in the sought-after village of South Cave, this well-presented three bedroom semi-detached home offers style and comfort and flows well with its sunny aspect. There is a multi vehicle driveway with gated access.

The property opens with an entrance hall that leads to a welcoming lounge with an electric fire - perfect for cosy evenings - and a fitted kitchen complete with access to the rear garden. Upstairs, there are three bedrooms and a family bathroom.

Externally, the block paved rear garden is low maintenance and ideal for relaxing or entertaining, complete with a decorative pond and water feature. Additional benefits include a garden shed for storage, a private driveway leading to a garage.

Located in a peaceful cul-de-sac within walking distance of village amenities and schools, this lovely home combines comfortable living with a quiet, convenient location.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band C.

Tenure: Freehold
East Riding of Yorkshire
BAND: C

ENTRANCE HALL
1.07m x 2.14m (3'6" x 7'0")
Entered via a UPVC front entrance door, with stairs to the first floor accommodation, coving to the ceiling, a dado rail, and a radiator.

LOUNGE
4.03m x 4.59m (13'2" x 15'0")
Double glazed window to the front and side elevation, electric fire, coving to the ceiling, radiator, under stairs cupboard with light, and double doors leading to the kitchen.

KITCHEN
3.19m x 4.03m (10'5" x 13'2")
Fitted with a matching arrangement of floor and wall cupboards, working surfaces incorporating a one and a half stainless steel sink unit, Belling Countrychef range cooker with extractor above, plumbing for a washing machine, wall mounted gas boiler, tiled flooring, coving to the ceiling, radiator, a rear access door, and a double glazed window to the rear.

LANDING
Having a radiator, coving to the ceiling, dado rail, and access to the loft which is part boarded.

BEDROOM ONE
4.02m x 3.62m (13'2" x 11'10")
Double glazed window to the front elevation, radiator, coving to the ceiling, storage cupboard, and wood panelling to one wall.

BEDROOM TWO
3.22m max x 1.97m (10'6" max x 6'5")
Double glazed window to the rear elevation, coving to ceiling, and radiator.

BEDROOM THREE
1.95m x 3.22m (6'4" x 10'6")
Fitted cupboards, radiator, and a double glazed window to the rear elevation.

BATHROOM
2.12m x 1.75m (6'11" x 5'8")
Fitted suite comprising bath with shower over and side screen, WC, and wash hand basin. Chrome ladder style radiator, shaver point, extractor fan, fully tiled walls, and an opaque double glazed window to the side elevation.

GARAGE
6.47m x 3.68m (21'2" x 12'0")
Up and over door, with personal side access and electric socket.

OUTSIDE
The rear garden is fully enclosed with fencing and features block paving, garden shed, an outdoor tap, and a pond complete with a water feature. Wooden gates open onto a gravelled driveway, offering ample off-road parking.

ADDITIONAL INFORMATION

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

APPLIANCES
None of the above appliances have been tested by the Agent.

COUNCIL TAX
East Riding of Yorkshire Council - Council Tax Band C.

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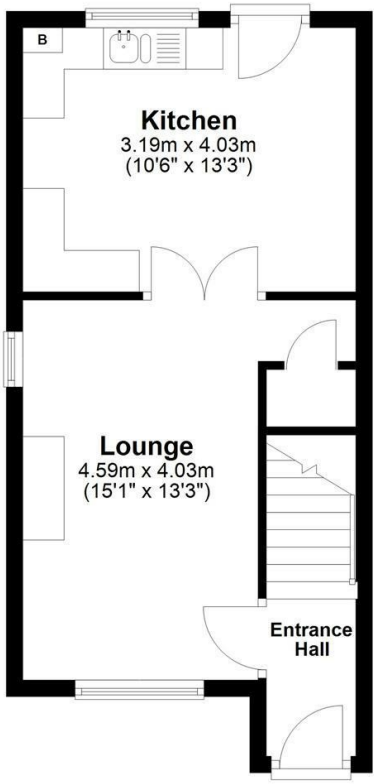




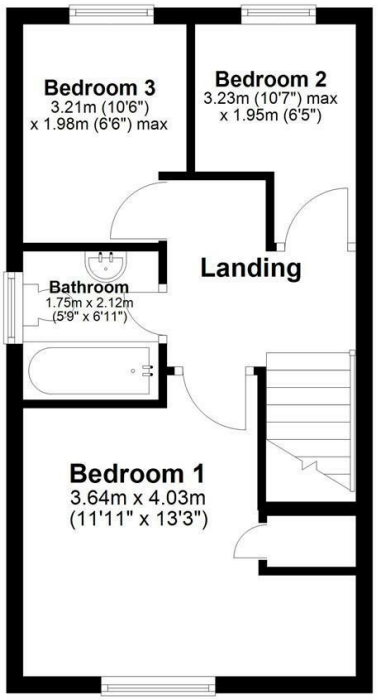


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Ground Floor



First Floor



AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

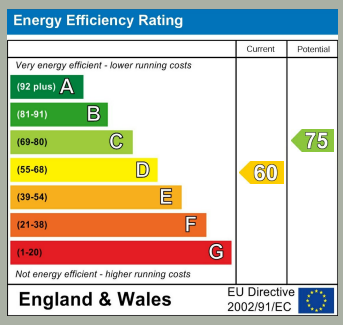
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

1 Toft Court, Skillings Lane, Brough, East Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com



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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.