CLUBLEYS

6, Church Street, South Cave, HU15 2EH

£155,000







* NO ONWARD CHAIN*

This well presented two bedroom cottage is located in a prime location in the beautiful village of South Cave, it is an idyllic calm space with a feature log burner in the living room, two good sized bedrooms, downstairs bathroom, galley kitchen and a lovely outside courtyard.

South Cave sits on the edge of the Yorkshire Wolds and also has easy access to the A63/M62. No onward chain.

Tax Band - B
Tenure - Freehold
Epc - D

Tenure: Freehold
East Riding
BAND: B

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY
UPVC half glazed door to front leading into a porch

LIVING ROOM
4.6 x 4.2 (15'1" x 13'9")
A lovely cosy space with UPVC double glazed window to the front elevation, feature log burner and wooden flooring. Radiator.

KITCHEN
4.2 x 2.0 (13'9" x 6'6")
Having a good range of base and wall mounted units with wood effect worktops, integrated electric oven, four ring electric hob with extractor hood over, stainless steel sink unit with mixer tap. Space for washer and dishwasher. UPVC double glazed window to rear and stairs off to first floor...

LOBBY
With built in cupboard, wooden flooring, door to bathroom and door to rear courtyard.

BATHROOM
Suite comprising of panelled bath with shower over, pedestal wash hand basin and low level WC. Tiled splashback and laminate flooring. UPVC double glazed window to rear elevation.

FIRST FLOOR

BEDROOM ONE
4.2 x 3.4 (13'9" x 11'1")
Double room with UPVC double glazed window to front elevation.

BEDROOM TWO
3.4 x 3.3 (11'1" x 10'9")
UPVC double glazed window to rear elevation, built in storage cupboard and second cupboard housing central heating boiler.

OUTSIDE - REAR
To the rear of the property there is a bricked wall courtyard.

ADDITIONAL INFORMATION
EPC RATING - D
COUNCIL TAX BAND - B

*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

*Referral Fees
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.

SERVICES
Mains gas, electricity, water and drainage are connected

APPLIANCES
None of the appliances have been tested by the agent.

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clubleys.com





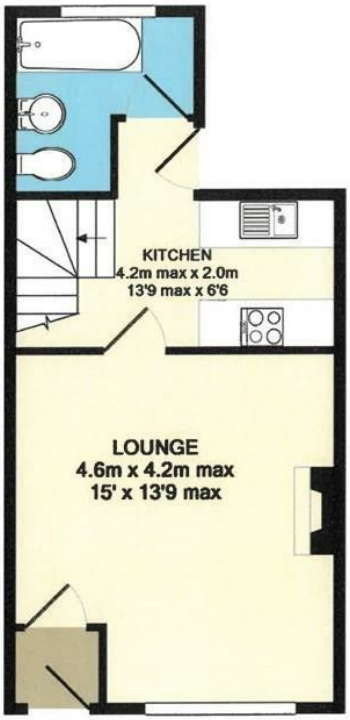




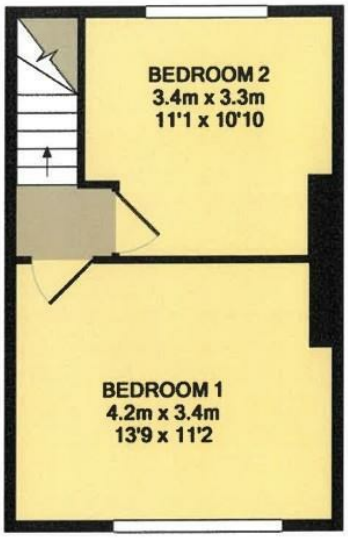




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GROUND FLOOR
APPROX. FLOOR
AREA 33.1 SQ.M.
(356 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 26.7 SQ.M.
(287 SQ.FT.)

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
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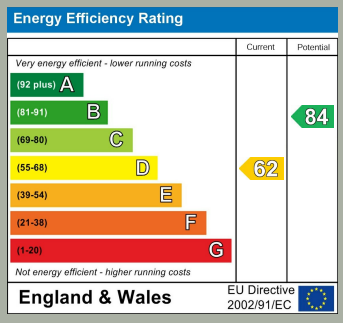
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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



Clubleys give notice that 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 or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.