



Located in the picturesque village of South Cave, this delightful house on West Hall Garth offers a perfect blend of comfort and convenience.

Upon entering, you are greeted by a lounge with log burner, breakfast kitchen, ideal for hosting guests or enjoying quiet evenings with the family. The layout is thoughtfully designed, ensuring a warm and welcoming atmosphere throughout. The three well-proportioned bedrooms make it an excellent choice for growing families or those seeking extra space for guests or a home office. The property features a well-appointed ground floor bathroom.

The surrounding area is known for its picturesque scenery and community spirit, making it a wonderful place to call home. With local amenities and schools nearby, this house is perfectly situated for both convenience and leisure.

ACCOMMODATION COMPRISSES:

GROUND FLOOR

ENTRANCE HALLWAY

Tiled flooring, stairs off leading to....

BATHROOM

1.83m,1.52m x 1.52m,1.22m (6,5 x 5,4)

UPVC double glazed window to side elevation. white suite comprising, panel bath with shower over, pedestal wash basin and low level WC, tiled to walls and floor, heated towel rail

LOUNGE

5.18m,0.61m x3.05m,0.30m (17,2 x10,1)

UPVC double glazed window to front elevation, log burner with feature oak mantel over. Double doors opening into breakfast kitchen.

BREAKFAST KITCHEN

3.35m,2.44m x 4.88m,0.30m (11,8 x 16,1)

UPVC double glazed window to side elevation and French doors to the rear. With a range of base and wall mounted units with wood effect worktops this spacious kitchen offers integrated oven, hob, composite sink with mixer tap, space for fridge/freezer, tiled floor. french door leading to...

CONSERVATORY

2.44m,0.91m x 1.83m,2.74m (8,3 x 6,9)

UPVC DOUBLE GLAZED with french doors leading out into the garden.

FIRST FLOOR

LANDING

Window to side elevation

BEDROOM ONE

9,9 x 13, (29'6",29'6" x 42'7",)

UPVC double glazed window to front elevation, over stairs cupboard, decorative wall panelling.

BEDROOM TWO

3.35m,3.35m x 2.44m, (11,11 x 8,)

UPVC double glazed window to rear elevation. Decorative panelling to walls.

BEDROOM THREE

2.44m,2.13m x 1.83m,0.61m (8,7 x 6,2)

UPVC double glazed window to rear elevation, Fitted wardrobes to one side.

OUTSIDE

To the rear the garden is mainly laid to turf with paved patio and mature shrubs and high level timber boundary fencing. To the front there is turfed garden and gravel driveway leading to single detached garage

ADDITIONAL INFORMATION

*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>

*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.

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

SERVICES

Mains gas, electricity, water and drainage are connected.

APPLIANCES

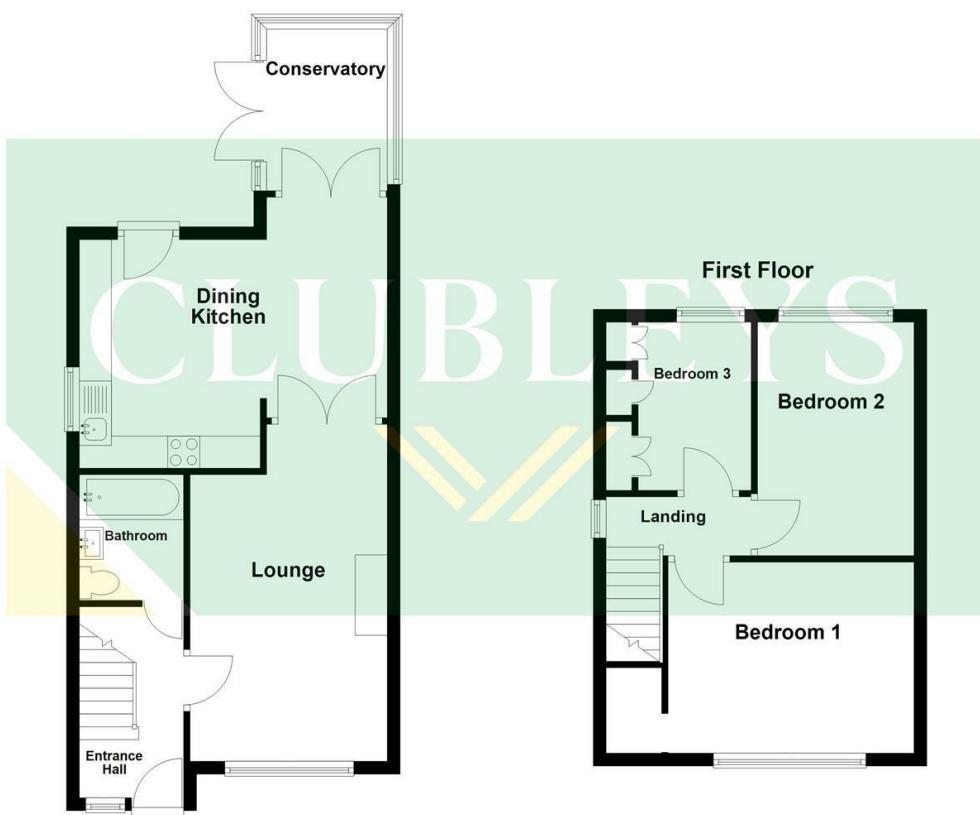
None of the appliances have been tested by the agent.

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Estate Agents | Lettings Agents | Chartered Surveyors

Ground 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>

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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.



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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		49
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.