



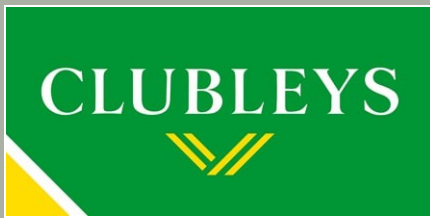
5, Bridge Road,
South Cave, HU15 2JE
£220,000



A beautifully presented, extended and extended terraced four bedroom family home with a delightful rear garden which offers a high degree of privacy in this sought after residential location.

The accommodation briefly comprises to the ground floor entrance hall, living room, breakfast kitchen which has been extended to create a sunny dining area overlooking the rear garden. There are four bedrooms, master with ensuite and family bathroom to the first floor. A good sized driveway provides off street parking with access to the single integrated garage.

East Riding of Yorkshire Council tax band - C
EPC Rating - C



Tenure: Freehold
East Riding of Yorkshire Council
BAND: C

Living room
breakfast kitchen
Dining Room
Master Bedroom
Ensuite
Bedroom Two
Bedroom Three
Bedroom Four
Bathroom

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Upvc front door with a glazed side panel leads into the hallway with stairs off to the first floor. Having wood effect laminate flooring, coving to the ceiling and recessed spotlights to the ceiling. Door into..

LIVING ROOM

5.43X 3.33 (17'10"X 10'11")

A bright and airy room with modern feature fireplace with electric pebble effect fire, marble effect inset and hearth with light wood surround. Coving to the ceiling and recessed spotlights to the ceiling. Tv and telephone point. Door into..

BREAKFAST KITCHEN

4.95 max x 4.49 max (16'3" max x 14'9" max)

A superb room which has been extended providing superb family dining space with an excellent range of Schreiber white high gloss wall and floor units with sliding pan draws, tall sliding shelf unit and corner carousel units, complimentary contrasting Quartz work surfaces and splash backs give a sleek finish to this upgraded kitchen incorporating a one and a half bowl sink unit, integrated Neff dish washer, Bosch washing machine and plumbed Samsung American style fridge freezer with ice dispenser. Large induction hob with feature stainless steel extractor over, two split level Neff ovens one being a double with a slide and hide door. Opening into the dual aspect extension with vaulted ceiling, a deep window and patio doors into the rear garden this excellent space provides spacious family dining. Luxurious Karndean flooring throughout and recessed spotlights to the ceiling.

DINING AREA

2.63 x 2.44 (8'8" x 8'0")

Opening into the dual aspect extension with a deep window and patio doors into the rear garden this excellent space provides fantastic family dining. Recessed spotlights to the ceiling.

FIRST FLOOR

LANDING

Recessed spotlights to the ceiling and a useful storage cupboard.

MASTER BEDROOM

3.45 x 2.76 (11'4" x 9'1")

To the front of the property with coving to the ceiling. Door into..

EN SUITE

2.75 x 1.33 (9'0" x 4'4")

Modern suite with low level Wc, wall mounted hand basin with mixer tap over and a generous in size curved shower cubicle with chrome mains fed shower. Full feature tiling to the walls and floor. Chrome towel ladder radiator and recessed spotlights to the ceiling.

BEDROOM TWO

3.62 x 2.89 (11'11" x 9'6")

To the front of the property with a recessed double wardrobe with wooden doors.

BEDROOM THREE

3.84 x 3.28 (12'7" x 10'9")

To the rear of the property with a recessed double wardrobe with wooden doors.

BEDROOM FOUR

2.78 x 2.04 (9'1" x 6'8")

To the front of the property with wood effect laminate flooring.

FAMILY BATHROOM

2.67 x 1.61 (8'9" x 5'3")

Upgraded contemporary bathroom suite with concealed WC, moulded sink unit with mixer tap over and storage under. Larger than average bath with dark wood effect bath panel complimenting the matching vanity units with chrome mains fed shower over. Part feature tiling to the walls, full tiling to the floor, chrome towel ladder radiator and recessed spotlights to the ceiling.

OUTSIDE

FRONT GARDEN

Laid to lawn with a brick wall to the front boundary line.

DRIVEWAY AND GARAGE

The side driveway provides off street parking leading to the integrated single garage with electric up and over door with personnel door to the rear giving access to the..

REAR GARDEN

A delightful private rear garden built with decking area, extensive mature planting and timber fencing to the boundary, paved patio area with timber pergola over for al fresco dining.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

No appliances.

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Estate Agents | Lettings Agents | Chartered Surveyors

Ground Floor
Approx. 62.9 sq. metres (676.7 sq. feet)



First Floor
Approx. 56.2 sq. metres (604.6 sq. feet)



Total area: approx. 119.0 sq. metres (1281.3 sq. feet)

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

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

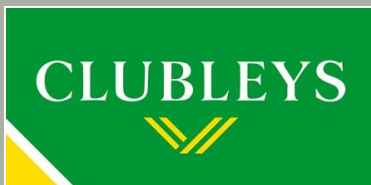
FREE VALUATIONS FOR SALE

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.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.