



49, Water Lane,
South Cave, HU15 2HJ
£630,000



ABOUT THE PROPERTY

STUNNING DETACHED BUNGALOW in the picturesque village of South Cave. Offers a delightful blend of comfort and tranquillity. Spanning an impressive 2,308 square feet, this well-appointed home features 5/6 spacious bedrooms, making it ideal for families or those seeking extra space for guests or a home office.

Constructed in 1972, the property boasts a timeless design that harmonises beautifully with its serene surroundings. The inviting reception room provides a warm and welcoming atmosphere, perfect for entertaining or relaxing after a long day. The layout of the bungalow ensures that each room is filled with natural light, enhancing the overall sense of space and warmth.

South Cave is renowned for its stunning views at the foot of the Yorkshire Wolds, offering residents a picturesque backdrop for daily life. The village is not only aesthetically pleasing but also provides a strong sense of community, with local amenities and schools within easy reach.

This bungalow presents an excellent opportunity for those looking to enjoy the peaceful lifestyle that South Cave has to offer, while still being conveniently located for access to nearby towns and cities. Whether you are seeking a family home or a tranquil retreat, this property is sure to impress.







Tenure: Freehold
Band: E

THE ACCOMODATION COMPRISES

ENTRANCE LOBBY

VERSA ploy carbonate roof with uPVC front door paired with an ornate glass panel with a large window to one side, uPVC French doors.

L-SHAPE ENTRANCE HALL

uPVC glazed front entrance door & glazed side screen.

CLOAKROOM/ WC

Two piece modern suite comprising: pedestal wash hand basin, low level WC, ceramic walls and floor coving, radiator. coat hanging storage built in, and overhead.

OFFICE/STUDY

Versatile space.

UTILITY

uPVC double glazed window to the rear elevation, plumbing and space for washing machine, deep feature Belfast style sink with hot and cold water supply, and wall mounted gas boiler, radiator.

KITCHEN

A beautiful modern fitted kitchen with quirky serving hatch, a range of wall, floor, drawer and base units and complimentary work surfaces and upstands with a glass splash back and induction hob, feature extractor hood over and low level electric oven beneath, integrated appliances to include dishwasher, space for fridge freezer, single drainer sink unit with mixer tap. Window to rear elevation allowing a bright and airy environment.

LIVING/ DINING ROOM

A spacious L-Shaped living space to include a large dining area, with a feature surround and inset electric fire and hearth. uPVC dual aspect windows and french doors opening out to the rear paved patio and garden.

SNUG/SITTING ROOM

With windows to the front aspect, built in storage, coved ceiling. radiator.

BEDROOM ONE (MASTER)

Window to rear elevation, and exit door to the rear, recessed ceiling spotlights and radiator.

EN-SUITE WC

With low flush WC, pedestal wash hand basin, ceiling light and radiator.

BEDROOM TWO

Good size double room with uPVC double glazed window to the rear elevation, radiator.

BEDROOM THREE

uPVC double glazed window to the side aspect, radiator and ceiling light.

BEDROOM FOUR

uPVC double glazed window to the side aspect, radiator and ceiling light.

BEDROOM FIVE

Window to the rear elevation, radiator and ceiling light.

BEDROOM SIX/OFFICE

Window overlooking the rear aspect, radiator and ceiling light.

FAMILY BATHROOM

Modern four piece wet wall panelled suite: comprising of oval panelled bath, low flush WC and pedestal hand wash basin, corner shower enclosure with rainfall shower head and handheld shower attachment, double glazed window to the side aspect, recessed spot lights, radiator and coving.

OUTSIDE (Front & Rear)

The approach to this imposing property is vast and beautifully established via a long sweeping driveway which leads up to the property providing multiple parking. The front garden area has an extensive lawn surrounded by mature trees, shrubs. Access via both sides of this property lead to the rear 'english country' garden with well stocked flower borders, raised on two levels with steps up to the mainly laid to lawn garden with wild ponds and a rockery backdrop, a feature decorative patio area adjacent to the property. Perfect outdoor space.

ADDITIONAL INFORMATION

Council tax band E

*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.

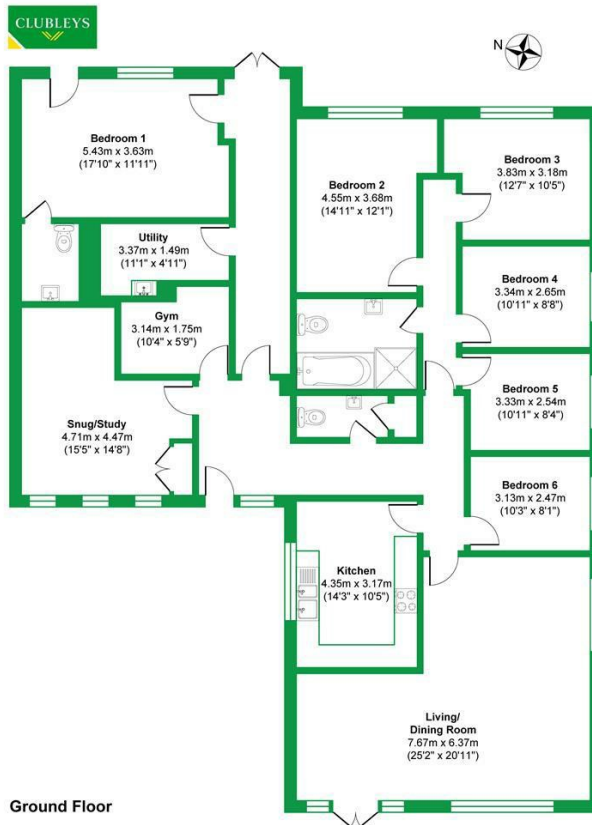
SERVICES

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

APPLIANCES

None of the appliances have been tested by the Agent.





Total area: approx. 214.4 sq. meters (2308 sq. feet)
The plan is for illustrative purposes only.

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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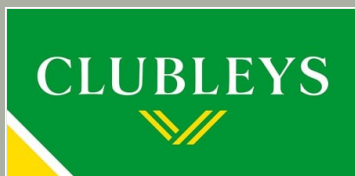
MORTGAGES

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.

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.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

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.