



77, West Hall Garth,
South Cave, HU15 2HA
£240,000



Located in South Cave, this semi detached house on West Hall Garth offers spacious family living, with two reception rooms, three well-proportioned bedrooms, bathroom and a cloakroom. Outside there are front and rear gardens, side driveway and a garage.

South Cave is known for its picturesque surroundings and community spirit, making it a desirable location for families and professionals alike. With local amenities and beautiful countryside nearby, this home is perfectly situated for those who enjoy both the tranquillity of village life and easy access to larger towns.

This property is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a well-appointed home. Whether you are a first-time buyer or seeking a new family home, this house on West Hall Garth is sure to impress.

Tenure - Freehold
Tax Band - C
Epc - D



Tenure: Freehold
East Riding of Yorkshire
BAND: C

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front door leading in with stairs off to the first floor. Recessed under stairs storage cupboard.

CLOAKROOM

1.62m x 0.78m (5'3" x 2'6")

Suite comprising of wall mounted wash hand basin, low level WC with part tiling to the walls and tiling to the floor. Extractor fan.

LIVING/DINING ROOM

7.37m x 3.10m max (24'2" x 10'2" max)

A wonderfully open plan spacious, light and airy family living space with feature fireplace housing coal effect electric fire, coving to the ceiling. TV and telephone points. Sliding patio doors open into..

CONSERVATORY

2.80m x 2.29m (9'2" x 7'6")

Part brick conservatory with laminate flooring and doors off into the rear garden.

DINING KITCHEN

3.27m x 3.16m x 2.27m x 3.15m max (10'8" x 10'4" x 7'5" x 10'4" max)

Extended dining kitchen with a good range of white high gloss base, wall and floor units with complimentary beech effect work surfaces incorporating a composite one and a half bowl sink unit, integrated oven, four ring electric hob with concealed extractor over, plumbed for washing machine and space for fridge freezer. Mosaic style tiling to the floor and brick effect wall tiling extending to a dining area. Back door off into rear garden. Dual aspect windows to side and rear.

FIRST FLOOR

LANDING

Hatch to loft space.

BEDROOM ONE

3.97m x 2.92m (13'0" x 9'6")

Double room to the front elevation.

BEDROOM TWO

3.29m x 3.03m (10'9" x 9'11")

Double room to the rear elevation.

BEDROOM THREE

2.94m x 1.95m (9'7" x 6'4")

Good sized third bedroom to the front elevation.

SHOWER ROOM

1.92m x 1.72m (6'3" x 5'7")

Modern suite comprising: low flush WC, vanity sink unit with storage under, corner shower enclosure with glass sliding screen and electric shower. Modern tiling to the walls, vinyl flooring, chrome towel radiator, recessed spotlights and extractor fan

OUTSIDE

To the front the garden block paved with gravel borders and mature shrubbery. The rear garden is extremely generous in size with a paved patio area adjacent to the property extending to an extensive lawned space with planted borders and flower beds, well established shrubbery and herbaceous planting. A useful garage can be found accessible via the driveway providing additional ample off street parking, and greenhouse, the garage has power and light, up and over door. Side access gate into the rear garden.

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.

Please Note: Some of the internal photographs are not a true likeness, as the property is currently tenanted and contains furniture.

SERVICES

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

APPLIANCES

No appliances have been tested by the agents.

FLOORPLAN AND MEASUREMENTS

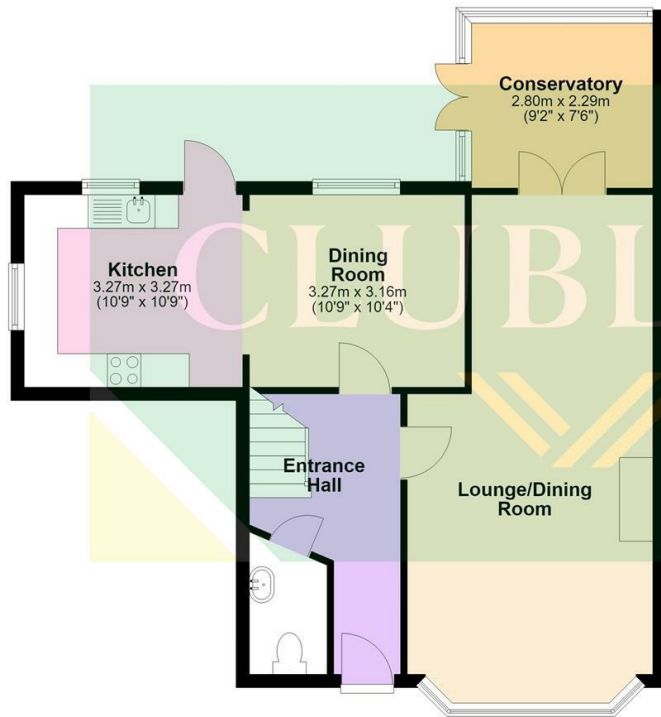
Are approximate (not to scale) & for guidance only - Buyers are advised to check for their own reassurance.

clubleys.com

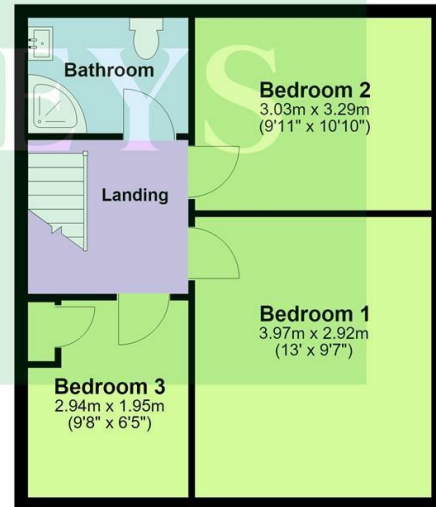


Estate Agents | Lettings Agents | Chartered Surveyors

Ground Floor



First Floor



Total area: approx. 100.7 sq. metres (1083.7 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

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

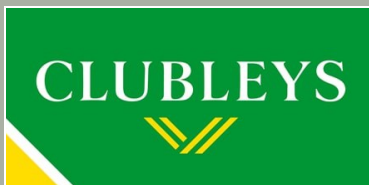
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.



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		
	66	77
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.