



3, Northfield Close,
South Cave, HU15 2EW
£190,000



For sale with no onward chain, this extended two bedroom true bungalow offers plenty of potential for buyers looking to create a home tailored to their own style.

Tucked away in the popular village of South Cave, with its friendly community and excellent local amenities, the property enjoys mature gardens with established trees and shrubs, providing a lovely backdrop and an opportunity for landscaping.

Inside, the accommodation includes an entrance porch and hall, a comfortable spacious lounge, kitchen, access to the garage, two bedrooms, a wet room, and a bright conservatory overlooking the garden. A private driveway offers off street parking and leads to the garage.

Whilst the bungalow and gardens would benefit from some updating and tlc - it provides an exciting chance to modernise and make it your own.



Tenure: Freehold
East Riding of Yorkshire
BAND: B

ENTRANCE PORCH

2.31m x 1.18m (7'6" x 3'10")

Entered via PVC front entrance door and windows and tiled flooring.

ENTRANCE HALL

3.00m x 1.93m (9'10" x 6'3")

Fitted cupboard, wall mounted electric fire and laminate flooring.

WET ROOM

1.67m x 2.05m (5'5" x 6'8")

Fitted white suite comprising low flush WC, vanity wash hand basin set in vanity unit, walk in shower with electric shower and side screen. Tiling to walls and floor and ladder style towel radiator.

LOUNGE

4.86m x 3.63m (15'11" x 11'10")

Electric wall mounted radiator, coving to ceiling and laminate flooring.

KITCHEN

3.62m x 2.41m (11'10" x 7'10")

Fitted with a matching arrangement of wall and floor units, working surfaces incorporating one and a half bowl sink unit. Electric wall mounted radiator, part tiled walls, laminate flooring and door leading to the garage.

BEDROOM ONE

3.62m x 3.15m (11'10" x 10'4")

Located to the front of the property, fitted wardrobes to one wall, access to the loft space.

BEDROOM TWO/RECEPTION ROOM

3.65m x 2.36m (11'11" x 7'8")

Accessed via the lounge, having laminate flooring and door leading to;

CONSERVATORY

3.32m x 2.72m (10'10" x 8'11")

PVC windows to either side, tiled flooring and French doors leading to rear garden.

OUTSIDE

The front of the property has a range of established shrubs and driveway to the side leading to the garage providing off street parking. The rear of the property there is a range of established shrubs and trees, patio area, outside tap and lean to green house.

GARAGE

6.13m x 3.01m (20'1" x 9'10")

Double opening doors to the front, power and light, rear personnel door.

ADDITIONAL INFORMATION

SERVICES

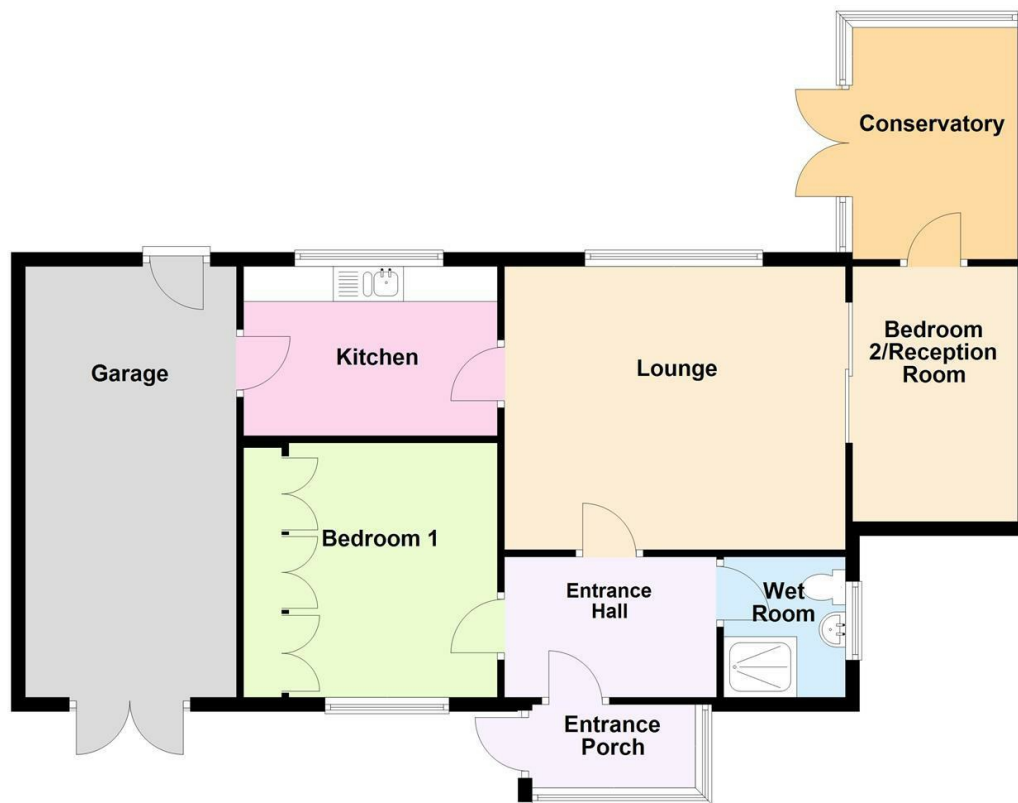
Mains water, electricity and drainage.

APPLIANCES

None of the above appliances have been tested by the Agent.



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

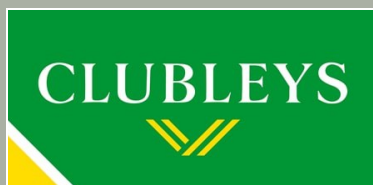
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.



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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		

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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.