CLUBLEYS

4, Church Street, South Cave, HU15 2EH

£155,000







Located on Church Street in the charming village of South Cave, Brough, this delightful terraced cottage, built circa 1860, offers a unique opportunity to embrace the character and warmth of a traditional home. With its attractive façade, the property reflects the rich architectural heritage of the area, inviting you to explore the comforts within.

As you step inside, you will be welcomed by a lovely layout that is bathed in natural light, creating a warm and inviting atmosphere throughout. The cottage features a well-appointed kitchen, perfect for culinary enthusiasts, and a spacious reception room that serves as an ideal space for relaxation or entertaining guests. The two generously sized bedrooms are adorned with original cast iron fireplaces and charming timber flooring, adding to the home's unique character.

Living in South Cave provides the advantage of being part of a close-knit community, where local shops, schools, and essential amenities are conveniently located just a stone's throw away. The picturesque surroundings of the East Riding of Yorkshire enhance the appeal of this location, offering a tranquil lifestyle while still being well-connected to nearby towns and cities, making it an excellent choice for commuters.

This property is not just a house; it is a home filled with history and charm, waiting for you to make it your own. Whether you are a first-time buyer or looking to downsize, this cottage presents a wonderful opportunity to enjoy the best of village life in South Cave

Tenure: Freehold
East Riding of Yorkshire
BAND: B

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH
Entrance porch with coving and original door into..

LIVING ROOM
4.57m x 4.22m (14'11" x 13'10")
Lovely sized room, retaining a host of original features with Inglenook fireplace, tiled hearth with space for a electric burner, and recessed storage cupboards. Window to the front elevation. radiator.

KITCHEN
4.19m x 2.02m (13'8" x 6'7")
Well presented with a range of modern white gloss wall and floor units with complimentary walnut work surfaces, tiled splashbacks and stainless steel sink unit with mixer tap. Integrated electric oven, four ring gas hob with chimney extractor over and space for fridge. Tiled floor and stairs off to the first floor.

REAR LOBBY
2.21m x 0.82m (7'3" x 2'8")
With back door off into rear courtyard, tiled floor, plumbing for washing machine and ceiling light.

BATHROOM
2.02m x 1.68m (6'7" x 5'6")
Modern white suite comprising of low level Wc, pedestal hand basin and panelled bath with mains fed shower over with glass screen. Tiling to the walls, radiator, ceiling light and window to the rear elevation.

LANDING
Hatch to loft space and ceiling light.

MASTER BEDROOM
Double room to the front elevation with original cast iron fireplace, timber mantle and hearth, exposed beams and timber flooring.

BEDROOM TWO
Double room to the rear elevation with original cast iron fireplace, timber mantle and hearth, exposed beams and timber flooring. Cupboard housing boiler, radiator and ceiling light.

OUTSIDE
Rear courtyard with timber boundary fencing and rear gates with access along the rear for the storage bins.

ADDITIONAL INFORMATION
EPC RATING C
Council Tax - Band B

*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, electricity and gas are connected to the property.

APPLIANCES
No appliances have been tested by the agent.

rightmove ZOOPLA

clubleys.com













Estate Agents | Lettings Agents | Chartered Surveyors

Ground Floor



First 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.

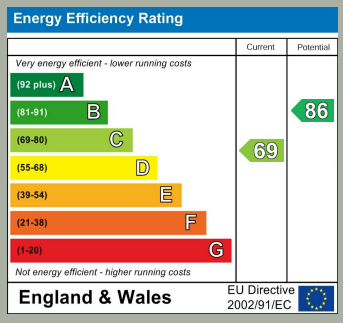
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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



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.