



21 Rawdale Close, South Cave, Brough, HU15 2BT

- Versatile Three/Four Bedroom Detached Chalet Bungalow
- Tucked Away Cul De Sac Location
- Modern Front Facing Kitchen
- Dining Room/Bedroom Three, Bedroom Four
- Gardens with Generous Parking and Detached Garage
- Well Presented Accommodation
- Side Entrance Hall with Stairs off
- Lounge Diner, Ground Floor Shower Room
- First Floor, Bedrooms One and Two, Cloakroom WC
- Early Viewing Advised, No Forward Chain

Offers In The Region Of £365,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-property.co.uk

Website: www.leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-property.co.uk

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Well presented and versatile three/four bedroom detached chalet style bungalow. Occupying a pleasant tucked away position at the head of the cul de sac with gardens, parking area and detached garage. Offered for sale with No Forward Chain the accommodation comprises:- Ground floor: entrance hall, kitchen, lounge diner, bedroom three/dining room, bedroom four and a shower room. On the first floor there are two further bedrooms and a cloakroom/WC. Gardens with parking and a detached garage. Gas fired central heating system, under floor heating and double glazing. Viewing via Leonards.

Location

South Cave is a desirable village located approximately 14 miles to the west of Hull City Centre. Standing just off the A63 the village enjoys access to the West Riding via the M62 motorway and in turn to the national motorway network. The village is served by local amenities including two convenience shops (one of which contains a sub post office), public houses, primary school and the Cave Castle Hotel & Country Club.

Entrance Hall

Main side entrance door provides access into the property. Stairs lead off to the first floor accommodation with under stairs cupboard. Access into all ground floor rooms off.

Kitchen

9'10" x 11'8" (3.016m x 3.580m)

Fitted with a modern range of base and wall units. Contrasting work surfaces over with single drainer sink unit with mixer tap. Appliances of fridge/freezer, electric oven, microwave, gas hob and hood. Space for washing machine. Tiled flooring. Window to the front elevation and side entrance door.

Lounge Diner

10'4" x 23'5" (3.169m x 7.148m)

A lovely double aspect room with windows to the front and side elevations. Fire surround with electric fire.

Dining Room/Bedroom Three

8'11" x 13'4" (2.719m x 4.082m)

French door to the rear with adjoining side lights. Wardrobes with sliding doors.

Bedroom Four

8'10" x 10'3" (2.706m x 3.130m)

Window to the rear elevation and radiator. Wardrobes with sliding doors.

Shower Room

5'7" x 6'7" (1.727m x 2.012m)

Fitted with a three piece suite of shower cubicle with mains plumbed shower, wash hand basin and WC. Tiling to the walls and floor. Extractor fan. Towel rail radiator. Window to the side elevation.

First Floor Landing

Access to eves recess with gas fired central heating boiler.

Bedroom One

8'11" x 14'9" (2.726m x 4.502m)

Window to the rear elevation. Radiator. Access into eves.

Bedroom Two

8'11" x 14'2" (2.730m x 4.331m)

Window to the front elevation. Radiator. Access into eves.

Cloakroom WC

5'6" x 4'6" (1.692m x 1.390m)

Suite of WC and wash hand basin. Velux roof light window. Radiator. Access to roof void.

Outside

The property occupies a pleasant garden plot and has generous mainly stoned parking area to the side which provides access to the detached garage. The well stocked rear garden has grassed areas with borders, fruit trees and a greenhouse. We have been advised that the next door property 19a has a right of way access at the entrance to their drive and property.

Garage

10'8" x 20'2" (3.254m x 6.152m)

Up and over front access door. Side personal door. Two timber side windows. Double glazed window to the rear. Light and power.



Energy Performance Certificate

The current energy rating on the property is C (73).

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number SCA089021000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuration fee they receive.

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

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

Agents Note

We have been advised that the property was under pinned commencing 2016.

Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire.

*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



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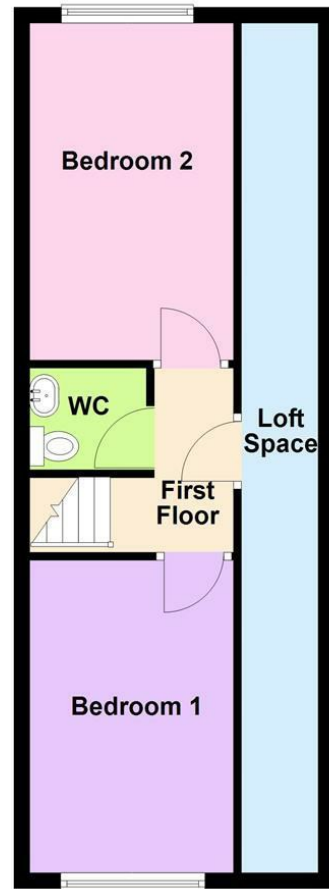


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Ground Floor



First Floor



21 Rawdale Close, South Cave

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	

Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.

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