Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK&CLARKE
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26a Market Place, South Cave HU15 2BP

£350,000

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- Two ground floor/two first floor bedrooms
- Two bathrooms
- Two reception rooms
- Superb tucked away position
- Very close to the amenities
- No onward chain
- Attractive and peaceful rear garden
- Modern kitchen and bathrooms
- Council tax band D
- EPC awaited

A fabulous and unique property situated in a hidden position and tucked away behind the old post office in the centre of South Cave. Being generously sized (approximately 1,540 square feet) the property has a superb and flexible layout with two bedrooms to the ground floor and a house bathroom and a further two bedrooms to the first floor with a further bathroom.

With two reception rooms and having the benefit of modern and recently refitted kitchen and bathrooms, the property occupies a fabulous plot with beautifully tended and peaceful gardens to the rear and off-street parking to the front with the potential to add a garage if required. Offered to the market with no onward chain and perhaps requiring some cosmetic modernisation to some of the rooms, this property is a rare find indeed!

LOCATION

The property occupies a unique and tucked away position hidden behind the old post office building in the centre of South Cave. Lying very close to the amenities of the village, this superb position is relatively free of the traffic noise from Market Place and without doubt will appeal to anyone looking for a property in the centre of the village without the downside of the traffic and noise.

South Cave is a particularly popular residential location with direct access onto the A63/M62 East/West motorway being situated at the foot of the Yorkshire Wolds. South Cave has a good range of local facilities most of which are within easy walking distance.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Composite front door with glass panel and further window to the front elevation. Stairs to the first floor accommodation with storage cupboard under, overhead skylight, further cloak cupboard and large double storage cupboard.

LIVING ROOM

18'5 x 15'2 (5.61m x 4.62m)

A very well-proportioned living room with a light and bright ambience having two windows to the side elevation and French doors with windows to either side to the rear opening into the conservatory. A gas living flame fire sits in a brick fireplace. Door through to the dining room.

CONSERVATORY

French doors out to the garden and tiled floor.

DINING ROOM

9'3 x 8'5 (2.82m x 2.57m)

Offering flexibility of use and with French doors opening onto the patio of the rear garden with window to either side and a further window to the side elevation.

KITCHEN

11'6 x 9'3 (3.51m x 2.82m)

A recently fitted and modern kitchen which has barely been used, offering a good range of wall and base storage units with white gloss fronts, complementing quartz effect laminate worksurfaces and matching splashback. Four ring ceramic hob with modern extractor over, composite 1 1/2 bowl sink and drainer. Integrated oven, microwave, fridge and freezer, space and plumbing for washing machine. A uPVC glass panelled door opens to the side of the property with window over sink.

BEDROOM 1

13'10 x 10'8 (4.22m x 3.25m)

A very well-proportioned room with an extensive range of fitted wardrobes including bedside units and window to the front elevation. A wide archway leads through to the dressing room.

DRESSING ROOM

8' x 4' (2.44m x 1.22m)

A further extensive range of fitted wardrobes.

BEDROOM 4

10'6 x 6'6 (3.20m x 1.98m)

Window to the front elevation.

STUDY

9'1 x 6'4 (2.77m x 1.93m)

Full range of fitted furniture including desk and bookcases, window to the side elevation.

BATHROOM

Modern three piece sanitary suite comprising large walk-in shower with glass screen, close coupled WC and vanity wash basin. Fully tiled walls and a heated towel rail.

FIRST FLOOR

LANDING

Two skylight windows to the side aspect and large walk-in storage cupboard.

BEDROOM 2

14'8 x 9'11 (4.47m x 3.02m)

A further very well-proportioned double bedroom with window to the rear elevation overlooking the garden and further skylight. Cupboard housing the modern Ideal Standard combi boiler.

BEDROOM 3

10'11 x 8'2 (3.33m x 2.49m)

Two velux windows and access to the loft for storage.

BATHROOM

8'2 x 5'8 (2.49m x 1.73m)

Three piece sanitary suite comprising corner shower enclosure, low level WC and vanity wash basin. Heated towel rail and access to the loft for storage.

OUTSIDE

The property is in a unique position being set well back from Market Place with a drive leading up to the front of the house with brick sett parking. An original lane which, in the past, used to access a property to the rear could provide potential for further parking and/or location of a garage.

The rear garden is very well tended and relatively private with a paved and decked seating area close to the rear of the house. Largely lawned, there are a number of ornamental shrubs and trees and an ornamental pond to the rear. With a greenhouse and summerhouse, the property also has high boundary walls and fences which add to the feeling of privacy.

VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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