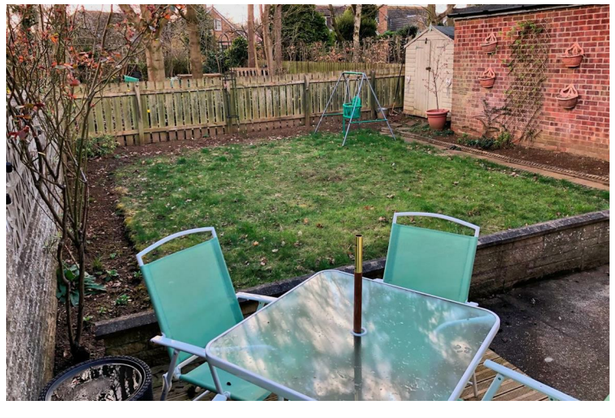

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QUICK&CLARKE
The Property Specialists

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
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www.quickclarke.co.uk

45 Wesley Close, South Cave HU15 2EJ

£239,950

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- Flexible layout
- Ground floor bedroom and bathroom
- Cul-de-sac position
- Sought after village location
- Excellent school catchment
- Attractively presented throughout
- Modern kitchen and bathroom
- Two reception rooms
- EPC:E

THE PROPERTY

Situated on a small cul-de-sac close to the centre of this sought after East Yorkshire Wolds village, this attractive family house is sure to impress. With the flexibility of having a ground floor bedroom and bathroom, the property also benefits from a modern kitchen and bathroom with two further double bedrooms to the first floor. The accommodation in brief comprises entrance hall, generous sized living room, separate dining room, kitchen, ground floor bedroom and bathroom, and the first floor two double bedrooms.

LOCATION

The property is located on the small cul-de-sac forming Wesley Close, a convenient walk away from the amenities of Market Place. 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

15' x 7'9" (4.57m x 2.36m)
Modern composite front door with ornate glass panels and further large window to one side. Built in cupboards and oak style laminate flooring.

LIVING ROOM

14'6" x 13'1" (4.42m x 3.99m)
A very generous sized room with a large window to the front elevation. The focal point of the room is a grey painted Adam style fireplace housing gas living flame fire with granite hearth and back. Stairs lead to the first floor accommodation with space under, TV aerial and Sky ports, and an archway leads through to the dining room.

DINING ROOM

9'10" x 7'9" (3.00m x 2.36m)
French doors onto the garden.

KITCHEN

15' x 7'9" (4.57m x 2.36m)
A modern fitted kitchen with white wall and base storage units in the shaker style with butchers block worksurfaces and ceramic tiled splashbacks. Five ring gas hob with extractor over, integrated oven and dishwasher, porcelain sink and drainer and space for fridge freezer. Large storage cupboard housing the boiler, attractive modern laminate flooring. Door leading out onto the rear garden with window to one side.

GROUND FLOOR BEDROOM

11'11" x 7'9" (3.63m x 2.36m)
Window to rear elevation.

BATHROOM

8'1" x 5'4" (2.46m x 1.63m)
Recently fitted with a three piece sanitary suite comprising modern P-shaped bath with separate thermostatic shower valve over, pedestal hand wash basin and close coupled WC. Tiled walls and floor, chrome heated towel rail and two windows to the side elevation.

FIRST FLOOR

LANDING

BEDROOM 1

13'6" x 11'3" (4.11m x 3.43m)
Dormer window to the front elevation, built in wardrobes and a built in cupboard.

BEDROOM 2

13'7" x 9'1" max (4.14m x 2.77m max)
Window to rear elevation, access to loft for storage.

OUTSIDE

The property is set back from the road with a large area of lawn to the front. A concrete drive provides ample parking for a number of cars and leads up to the garage.

The rear garden is largely lawned with a decked seating area adjacent to the rear of the house and is fenced for privacy.

GARAGE

A single garage with up & over door, supplied with light and power.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

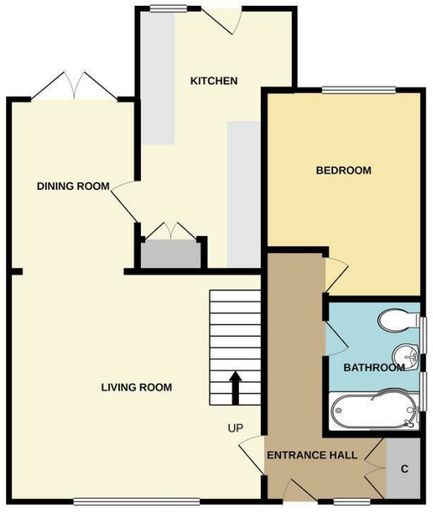
FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



1ST FLOOR

VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . 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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