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

QUICK & CLARKE

The Property Specialists

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3 The Meadows, South Cave HU15 2HR

£285,000

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- Excellent family home
- Two receptions
- Garden room
- Modern kitchen
- Three bedrooms
- En-suite to master bedroom
- Good motorway access
- Gardens to front and rear
- EPC - D

A lovely three bedroom detached house located within this ever popular village, benefiting from excellent road access to Hull City Centre and the main motorway network.

The property offers entrance hall with living room, dining room, lovely garden room with glass roof, kitchen and utility space at ground floor. At first floor level there is a master bedroom with en-suite shower room, two further bedrooms and a family bathroom. The house stands on a good sized plot with off-street car parking and rear lawned garden.

LOCATION
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
Laminate floor.

LIVING ROOM
16'2 x 11' (4.93m x 3.35m)
Wall mounted living flame gas fire, staircase to first floor, PVCu sealed unit double glazed window and two radiators.

DINING ROOM
9'7 x 8'7 (2.92m x 2.62m)
PVCu sealed unit double glazed French doors to garden room and radiator.

GARDEN ROOM
9'8 x 8'10 (2.95m x 2.69m)
Attractive glass roof and gable, along with PVCu sealed unit double glazed French doors to garden.

KITCHEN
10'2 x 16' narrowing to 7' (3.10m x 4.88m narrowing to 2.13m)
Base and eye level units with roll edge worksurfaces incorporating an electric oven with gas hob, stainless steel twin round sinks, timber effect flooring, PVCu sealed unit double glazed window overlooking rear garden, understairs storage cupboard, door to outside and radiator.

FIRST FLOOR

LANDING
Built in storage cupboard, PVCu sealed unit double glazed window and radiator.

BEDROOM 1
13'3 x 11'5 (4.04m x 3.48m)
Fitted wardrobes, drawers and dressing table, PVCu sealed unit double glazed window and radiator.

EN-SUITE SHOWER ROOM
7'7 x 5' (2.31m x 1.52m)
Shower in quadrant cubicle, wash basin and low level WC, tiled floor, half tiled walls, PVCu sealed unit double glazed window and chrome towel radiator.

BEDROOM 2
10' x 10' (3.05m x 3.05m)
Laminate floor, PVCu sealed unit double glazed window and radiator.

BEDROOM 3
10' x 9' (3.05m x 2.74m)
Laminate floor, PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM
7'7 x 4'5 (2.31m x 1.35m)
Panelled bath, wash basin and low level WC, PVCu sealed unit double glazed window and chrome towel radiator.

GARAGE
The garage has been converted to provide a utility area with fitted units, gas fired central heating boiler and plumbing for automatic washing machine which can be accessed directly from the kitchen. There is also excellent garden storage measuring 13'9 x 7'6 with roller shutter door to the front.

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.

Tel: 01482 651155

OUTSIDE
The the front of the property is an open plan lawn with brick sett double driveway, whilst at the rear is an enclosed lawned garden along with timber summer house.

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 Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX
The Council Tax Band for this property is Band D.

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.

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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