Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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1a Northfield Close, South Cave, Brough HU15 2EW

£499,950

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- Detached true Bungalow
- Exceptionally styled modern elevations throughout
- In excess of 2100 square feet
- 3/4 Double Bedrooms (one of which is used as a Dining Room)
- Lounge with feature fireplace
- Bespoke Breakfast Kitchen with a host of built in appliances
- Modern four piece house Bathroom
- Conservatory
- Double Garage and private parking
- EPC: Awaited Council Tax: F

Chapel View is certainly a very special property nestled off Northfield with a private entrance via electric gates. The beautifully styled detached true bungalow offers in excess of 2100 square feet. Entrance lobby, superb spacious hallway, lounge with feature fireplace, dining room/bedroom 4, bespoke breakfast kitchen with a host of built in appliances, utility room and modern shower room, conservatory overlooking the low maintenance garden. There are a further 3 double bedrooms all of which are fitted with ensuite to the principal room. With a wrap around garden, driveway and double garage providing ample parking.

Simply ready for it's new owners to enter and move in. It is hard to walk away from this property without feeling completely in awe of all it has to offer, to which an early viewing is most definitely a must!

LOCATION

On entering Northfield Close Chapel View is located on the left hand side via a private driveway leading down to the property. 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

ALL GROUND FLOOR

ENTRANCE PORCH
A uPVC door with glazed inserts leads into the entrance porch with double doors leading into entrance hallway.

ENTRANCE HALLWAY
Superb flowing hallway which accesses most of the rooms. Karndean flooring.

LOUNGE
18'5" x 16'4" (5.61m x 4.98m)
uPVC double glazed window to the rear elevation and sliding patio door leading into the conservatory. Feature white wooden fire surround with marble back and hearth and incorporating living flame gas fire, coving to ceiling, picture rail and TV aerial point.

CONSERVATORY
17'9" x 7'11" (5.41m x 2.41m)
Of a uPVC and brick construction with French doors to garden and tiled effect flooring.

BREAKFAST KITCHEN
17'10" x 15'8" decreasing to 12'8" (5.44m x 4.78m decreasing to 3.86m)
uPVC double glazed window to the front elevation. An extensive range of light oak Shaker design base and wall units with contrasting work surfaces and tiled splash backs. Central island housing integral pop-up power points and integral wine rack. Space and plumbing for American fridge freezer, stainless steel double electric fan oven with stainless steel gas hob and chimney extractor, pull-out larder units with attractive chrome basket storage and integrated dishwasher. Integral dishwasher. I 1/2 sink bowl with drainer and mix tap. Attractive kardean flooring in a tiled effect flows throughout this area. French door to garden. A door leads into the....

UTILITY ROOM
With uPVC door leading out in to the rear garden. uPVC double glazed window to the front and rear elevations. Fitted units, space and plumbing for washing machine. Sink unit with drainer and gas central heating boiler. There is a large walk-in storage cupboard.

SHOWER ROOM
uPVC double glazed window to the rear elevation. Modern three piece suite in white enjoys independent shower cubicle, low level w.c. and pedestal wash hand basin. Tiled splashbacks and tiled floor.

DINING ROOM / BEDROOM 4
12'11" x 12'10" (3.94m x 3.91m)
uPVC double glazed window to the front elevation and French doors access from the entrance hallway. Currently used as a Dining room but has a multi purpose entity.

BEDROOM 1
14'8" max x 12'8" plus recess (4.47m max x 3.86m plus recess)
uPVC double glazed window to the front elevation. Fitted wardrobes providing hanging and storage facilities with drawers and bedside cabinets with shelving. Door into en-suite.

EN-SUITE
uPVC double glazed window to the side elevation. Three piece modern suite in white enjoys low level w.c. and wash hand basin both set in vanity units and independent walk-in shower cubicle. Tiled splashbacks to wet area and extractor.

BEDROOM 2
11'6" x 10'2" to wardrobes (3.51m x 3.10m to wardrobes)
uPVC double glazed window to the rear elevation. Fitted wardrobes.

BEDROOM 3
11'11" x 10'6" to wardrobes (3.63m x 3.20m to wardrobes)
Modern slide robes providing hanging and storage facilities. uPVC double glazed window to the rear elevation. Modern slide robes providing storage.

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.

BATHROOM
12'2" approx x 6'4" (3.71m approx x 1.93m)
uPVC double glazed window to the rear elevation. Four piece modern suite enjoys independent shower cubicle, wash hand basin and vanity unit housing low level w.c. stunning pod bath with free-standing taps. Beautifully styled suite with contrasting tiled floor and extractor. Linen cupboard.

OUTSIDE
The property sits on a superb plot which is accessed from the double electric gates via a private driveway which is owned by the property. Leading to a good size block sett driveway providing further private off street parking for several vehicles. With gated entry to both sides of the garden.

Patio low maintenance aspect to the rear with a beautifully lawned side garden provides great outdoor space. Offering a good degree of privacy.

DOUBLE GARAGE
With two electric up and over doors with power and light within. Personal door in to rear garden and second door which opens in to the Utility room.

SERVICES
All mains services are available or connected to the property.

CENTRAL HEATING
The property benefits from a gas fired central heating system.

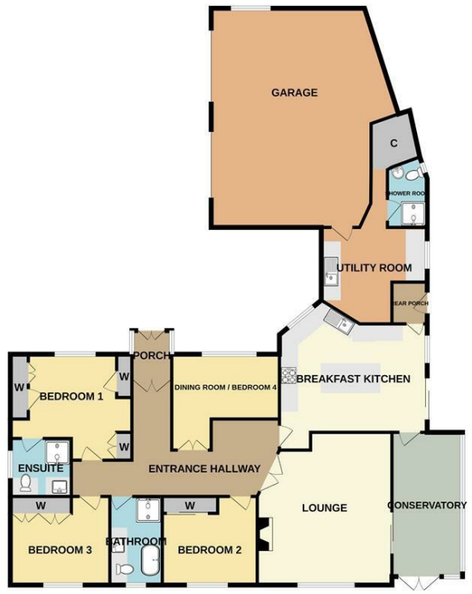
DOUBLE GLAZING
The property benefits from uPVC double glazing.

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

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 the 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

GROUND FLOOR



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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