QUICK&CLARKE
The Property Specialists

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
Tel: 01482 651155 | Email: willerby@qandc.net
www.quickclarke.co.uk

1 Northfield Close, South Cave HU15 2EW

£175,000

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

- Link Detached TRUE bungalow
- No Chain!
- Lounge with garden room off
- Conservatory
- Kitchen
- Modern wet room
- Fitted bedroom
- Gardens
- Driveway & garage
- EPC: Awaited

Located within this highly regarded, desirable location we present to the market this well presented link detached bungalow. Offered with no chain the property offers so much scope for modernisation. On entering the property the hallway welcomes you leading to a spacious Lounge with Garden Room leading off, Kitchen, Conservatory, Double fitted Bedroom and Wet Room. The garage is attached. The garden encases the property with a private driveway providing off-street parking located to the front. Viewing is a must to full appreciate what a great property this is!

LOCATION

Northfield Close is located off West End in South Cave.

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

A uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

Door leading into:

LOUNGE

15'10" x 12' (4.83m x 3.66m)
Sliding patio door leading out into a garden room, window to the side elevation and TV aerial point.

BREAKFAST KITCHEN

11'10" x 7'10" (3.61m x 2.39m)
Window overlooking the rear conservatory, fitted units with work surfaces, sink unit and tiling to wet areas.

BEDROOM

9'11" to wardrobes x 9'11" (3.02m to wardrobes x 3.02m)
Picture bay window to the front elevation, wood laminate flooring and wardrobes providing hanging and storage facilities.

WET ROOM

6'9" x 5'5" (2.06m x 1.65m)
Window to the side elevation, shower area with low level w.c. and pedestal wash hand basin all complemented by fully tiled walls with attractive mosaic border tiling.

OUTSIDE

To the front of the property is an open aspect planted garden with driveway providing off-street parking and leading to the attached garage.

To the rear garden there are two conservatories, one of which houses the former outside toilet. The gardens are well tended and feature an array of shrubbery and plants to the rear with seating areas.

GARAGE

19'11" x 9'10" (6.07m x 3.00m)
Double doors, power and light within.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from an electric heating system.

GLAZING

The property benefits from Double Glazing in aluminium frames.

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

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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