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

2 West End Farm Close, South Cave HU15 2ED

£220,000

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

- Superb modern 3 bed house
- Attractive village location
- Well proportioned accommodation
- Much loved & updated
- Off-street parking & garage
- Sought after school catchment
- NO FORWARD CHAIN
- EPC: D

A fabulous and well proportioned three bedroom house in this much sought after East Yorkshire Wolds village. Well proportioned throughout and having the benefit of off-street parking and garage, which could potentially be converted to further living space, the property is offered with no forward chain.

LOCATION
The property is located in an appealing position facing down Water Lane and on the junction of the entrance to the small cul de sac forming West End Farm Close and Westend. 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
uPVC glass panelled front door with stained glass panel and stairs to the first floor accommodation.

LIVING ROOM
15'6" x 11'10" (4.72m x 3.61m)
An attractive and well proportioned living room with walk-in bay window to the front elevation and oak laminate flooring. The focal point of the room is an electric fire set in an attractrive wooden surround with modern quartz hearth.

DINING KITCHEN
15'2" x 10' (4.62m x 3.05m)
A further well proportioned room with a modern fitted kitchen offering a good range of wall and base storage units and laminate work surfaces, stainless steel sink and drainer, electric Neff hob with matching extractor over, Neff double oven, integrated fridge, washing machine, dishwasher and space for freezer. French doors opening into the conservatory.

CONSERVATORY
9'6" x 6'4" (2.90m x 1.93m)
French doors opening out onto the rear garden and glass roof.

FIRST FLOOR

LANDING
6'6" x 11'8" (1.98m x 3.56m)
Window to the side elevation, airing cupboard housing hot water tank and access to the loft for storage.

BEDROOM 1
12'10" x 8'4" (3.91m x 2.54m)
A range of fitted wardrobes and window to the front elevation.

BEDROOM 2
11'3" x 8'5" (3.43m x 2.57m)
Fitted wardrobes with matching drawer unit and window to the rear elevation.

BEDROOM 3
8'1" x 6'6" (2.46m x 1.98m)
Window to the front elevation.

BATHROOM
5'6" x 6'5" (1.68m x 1.96m)
A modern three piece sanitary suite comprising P-shaped shower bath with separate thermostatic shower valve over, pedestal hand wash basin, close coupled w.c., partially tiled walls and window to the rear elevation.

OUTSIDE

GARAGE
18'1" x 9'2" (5.51m x 2.79m)
A well proportioned garage attached to the side of the property and potentially allowing for conversion to further living space if required, subject to the necessary permissions. Electric roller shutter door, courtesy door to the front with access off the front garden and window. Access to the loft with pull-down ladder and light, and used for 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.

GARDENS
The property has an attractive and well tended front garden which is set behind a brick wall. A wrought iron gate allows access onto a pathway which leads down the centre of the garden with lawn either side and bordered by well stocked flower beds.

The driveway is brick sett and allows parking for at least two cars leading up to the garage. A timber gate provides access to the rear garden and the conservatory.

The rear garden has a central lawn and a patio area adjacent to the conservatory and is fenced for privacy.

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).

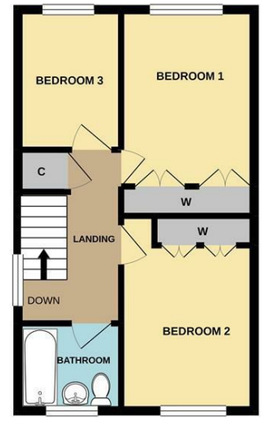
VIEWING
Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

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



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.
Made with Metropix ©2021