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QUICK&CLARKE
The Property Specialists

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15 West Hall Garth, South Cave HU15 2HA

£215,000

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- Requiring modernisation
- No onward chain
- Three bedroomed true bungalow
- Well-proportioned throughout
- Huge potention
- Off-street parking and garage
- Sought after village location
- EPC - awaited

Requiring modernisation but offering huge potential, an attractively proportioned bungalow with a flexible layout. Situated in this extremely popular village with an excellent range of local amenities, this generous sized property is situated on an attractive plot with side drive and garage. Offered to the market with no onward chain viewing is highly recommended.

LOCATION

The property is located on the west side of the much sought after village of South Cave and on West Hall Garth, relatively close to its junction with Pinfold. 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

ENTRANCE HALL

Wooden front door and storage cupboard. Doors lead through to the reception rooms.

LIVING ROOM

12'5 x 16'10 (3.78m x 5.13m)
A very well-proportioned room with a gas living flame fire, space for both dining and living room furniture. Dual aspect with windows to the front and side elevations.

KITCHEN

14' x 8'3 (4.27m x 2.51m)
Offering a range of wall and base storage units with laminate worksurfaces, ceramic tiled splashbacks and matching breakfast bar. Four ring gas hob with extractor over, integrated oven and grill. Windows to both side aspects and door leading out onto the driveway.

BEDROOM 1

11'7 x 12'9 (3.53m x 3.89m)
Window to the front elevation.

BEDROOM 2

11'2 x 7'4 (3.40m x 2.24m)
Window to the rear elevation.

BEDROOM 3

10'1 x 8'4 (3.07m x 2.54m)
Window to the rear elevation.

BATHROOM

Two piece sanitary suite comprising corner shower, pedestal hand wash basin and chrome heated towel rail, window to the rear elevation.

SEPARATE WC

Low level WC and window to the side elevation.

OUTSIDE

The property is set back from the road with a generous area of lawned garden to the front and a generous selection of shrubs and trees forming the front boundary. A part gravel part concrete drive leads down the side of the property to the garage.

The rear garden is largely lawned with a raised flower bed and shed for storage. With well-stocked flower borders, there is a high perimeter hedge and fencing which create a good level of 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 Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band C.

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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