Quick & Clarke
PROPERTY SPECIALISTS

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27 Nunnery Walk, South Cave HU15 2JA

£145,000

Beverley | Cottingham | Hornsea | Willerby

- No onward chain
- Requires modernisation
- Head of cul-de-sac position
- Huge potential
- Large corner plot with substantial rear garden
- Sought after village with local amenities
- EPC Rating: E
- Council Tax Band: A

Situated on a superb corner plot at the head of this established cul-de-sac, this well proportioned two bedroom house offers huge potential. Offering two reception rooms and two double bedrooms, the property has been much loved and well looked after, and exudes a warm and homely feel.

LOCATION
The property is located to the head of the established cul-de-sac which forms Nunnery Walk and which is accessed 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. It is also well served by the local Primary School with many of the children moving onto the highly regarded South Hunsley Secondary School.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
uPVC front door with ornate glass panels, stairs to the first floor accommodation and electric storage heater.

LIVING ROOM
12'10" reducing to 11'8" x 11'3" (3.91m reducing to 3.56m x 3.43m)
A well proportioned living room situated at the front of the property and with window overlooking the head of the cul-de-sac. A tiled fireplace would originally have been an open grate fire now has an electric fire in situ and there is a further electric storage heater.

DINING ROOM
12'10" x 9'6" (3.91m x 2.90m)
A further well proportioned reception room which many neighbouring proeprties have converted to a breakfast kitchen. A tiled fireplace which would originally have been an open fire now with freestanding electric fire, window to the rear elevation and electric storage heater. Large shelved out storage cupboard.

KITCHEN
10'1" x 5'1" (3.07m x 1.55m)
Base and wall storage units with laminate work surfaces, slide-out space for hob, stainless steel sink and drainer, ceramic tiled splashbacks, window to both front and rear and uPVC glass panelled door opening into the rear garden. Storage cupboard under the stairs.

CLOAKROOM
W.C. with high level cistern and window to the side elevation.

FIRST FLOOR

LANDING
Window to the side elevation and airing cupboard housing the hot water tank.

BEDROOM 1
16'3" x 11'4" maximum (4.95m x 3.45m maximum)
Two windows to the front elevation.

BEDROOM 2
10'1" x 9'11" (3.07m x 3.02m)
Window to the rear elevation.

BATHROOM
6' x 5'7" (1.83m x 1.70m)
Three piece sanitary suite comprising wall hung hand wash basin, enamelled bath with tiled splashback and electric shower over, w.c. and window to the rear elevation.

GARDENS
One of the key features of this property is the generously sized garden courtesy of its corner plot position. The property is approached over a part concrete drive, which leads up to an asbestos garage with a timber gate to one side which provides access to the rear garden.

The rear garden extends out to the rear of the property and is largely a blank canvas having been both an ornamental and productive vegetable garden in the past.

SERVICES
Mains electric, water and drainage are available or connected to the property.

HEATING
Heating is provided by electric via storage heaters. .

DOUBLE GLAZING
The property benefits from majority uPVC double glazing.

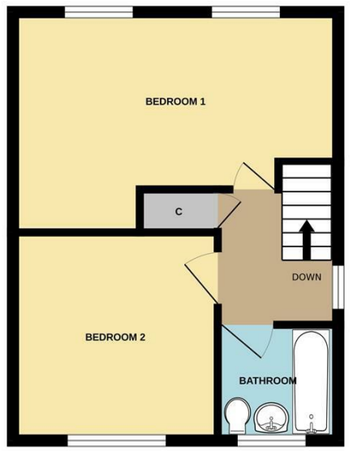
TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

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

1ST 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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