



QUICK & CLARKE
The Property Specialists

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7 St. Katherines Road, South Cave HU15 2JB
£250,000

- No onward chain
- South westerly facing garden
- Open plan living dining room
- Sought after village location
- Excellent school catchment
- Three bedrooms
- Parking and garage
- EPC - awaited

An attractive and well proportioned three bedroomed house situated on a generous sized plot and boasting a south westerly facing garden to the rear. Offered with no forward chain and having the benefit of an open plan living dining room, the property has been much loved and has a superb homely feel. With off street parking and garage, the gardens are relatively low maintenance and viewing is highly recommended.

LOCATION

The property is located on the western side of St Katherine's Road which is accessed off Ferry Road on the western side of the much sought after village of 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

GROUND FLOOR

ENTRANCE HALL

5'8 x 3'8 (1.73m x 1.12m)
Modern uPVC front door with glass panel to one side and further circular feature window to the side elevation.

LIVING ROOM

17' x 13'4 (5.18m x 4.06m)
A well proportioned room with a dark wood Adam style fireplace with marble hearth and back housing gas living flame fire. Bowed uPVC window to the front elevation with stained glass panels, stairs to the first floor accommodation with wrought iron balustrade.

DINING ROOM

10'9 x 7'11 (3.28m x 2.41m)
Open plan into the living room with window overlooking the garden.

BREAKFAST KITCHEN

10'10 x 8'7 (3.30m x 2.62m)
An attractive kitchen with oak fronts, laminate worksurfaces and ceramic tiled splashbacks. Inset composite 1 1/2 bowl sink and drainer and fitted breakfast bar. Freestanding electric oven and hob, space and plumbing for washing machine and fridge freezer. Modern Vaillant boiler set under the kitchen worktop and window to the rear elevation overlooking the garden.

REAR LOBBY

7'7 x 5'10 (2.31m x 1.78m)
uPVC stained glass panelled door opening out onto the rear garden, further window to one side and wood panelled walls. Large cupboard measuring 2'4 x 3'2 which is currently housing a freezer unit.

DOWNSTAIRS CLOAKROOM

3'2 x 4'9 (0.97m x 1.45m)
Low level WC and window to side elevation, wood panelled walls.

FIRST FLOOR

LANDING

Window to the side elevation.

BEDROOM 1

13'2 x 10'11 (4.01m x 3.33m)
Built-in wardrobes and window to the front elevation.

BEDROOM 2

11'3 x 10'11 (3.43m x 3.33m)
Fitted wardrobes including drawer unit, window to the rear elevation.

BEDROOM 3

6'10 x 5'8 (2.08m x 1.73m)
Window to the front elevation.

BATHROOM

6'8 x 5'8 (2.03m x 1.73m)
Three piece sanitary suite comprising low level WC, pedestal hand wash basin and panelled bath with separate shower over and glass screen. Fully tiled walls and window to the rear elevation.

OUTSIDE

The front garden sits behind a decorative wall and has been laid under gravel for ease of maintenance with a number of ornamental shrubs and trees. Double decorative wrought iron gates provide access onto a brick sett driveway leading up to the garage.

GARAGE

An attached single garage with up & over door, supplied with light and power.

REAR GARDEN

South westerly facing and fenced on three sides, the garden is generously sized for a property of this type. With a lawn to one side, a vegetable garden could be created in an area which is now laid under gravel for ease of maintenance. There is a timber shed behind which is a greenhouse with a further gravelled area to the rear.

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

We believe 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.



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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