QUICK&CLARKE
The Property Specialists

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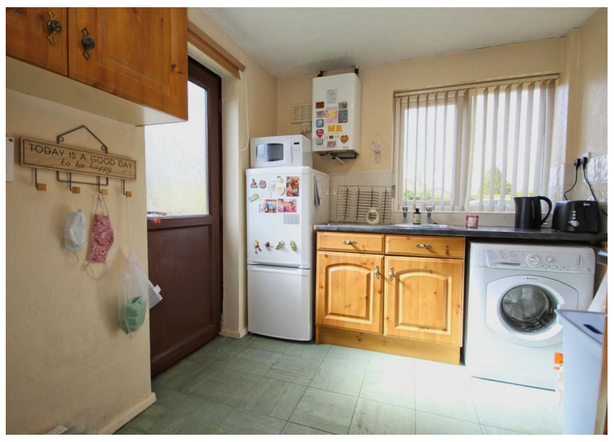


18 West Hall Garth, South Cave HU15 2HD

£195,000

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

- Fabulous corner plot
- Three good size bedrooms
- Recently fitted bathroom
- Sought after village location
- Attractive school catchment
- No onward chain
- EPC: D

A well proportioned and attractively laid out family house situated on a superb corner plot and providing huge potential. Situated in this much sought after village of South Cave with an enviable school catchment, the property benefits from a generously sized garden which stretches around three sides, ample parking and a recently fitted bathroom. Offered with no forward chain, viewing is highly recommended.

LOCATION
The property is located on the corner of West Hall Garth and Jobson Road on the western side 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
5'5" x 7'11" (1.65m x 2.41m)
Wooden front door with glass panels and stairs to the first floor accommodation.

OPEN PLAN LIVING ROOM THROUGH TO DINING ROOM
21'10" x 10'2" reducing to 7'4" (6.65m x 3.10m reducing to 2.24m)
Offering flexibility of living space and with the potential of knocking through to the kitchen subject to the necessary permissions. In the living room area there is a brick fireplace housing a gas fire and a window to the front elevation.

The dining area has a window overlooking the garden and a door through to the kitchen.

KITCHEN
8'5" x 7'7" (2.57m x 2.31m)
Oak style fronts and laminate work surfaces, stainless steel sink and drainer, space for fridge freezer, ceramic style splashbacks, window to both side and rear aspects and a uPVC glass panelled door giving access to the rear garden.

SHOWER ROOM
6'6" x 5'7" (1.98m x 1.70m)
Recently fitted with a modern three piece sanitary suite comprising walk-in shower, back to the wall w.c. and pedestal hand wash basin, chrome heated towel rail, partially tiled walls and window to the side elevation.

FIRST FLOOR

LANDING
Window to the side elevation.

BEDROOM 1
13' into wardrobes x 9'8" (3.96m into wardrobes x 2.95m)
A generously sized double bedroom with window to the front elevation, built-in and fitted wardrobes.

BEDROOM 2
11'9" x 7'11" (3.58m x 2.41m)
A double bedroom with window to the rear elevation and cupboard housing the hot water tank.

BEDROOM 3
8'8" x 7'10" (2.64m x 2.39m)
Window to the rear elevation.

OUTSIDE
One of the key features of this property is its large corner plot. Largely lawned, the garden encompasses three sides of the property and with a long concrete drive leading down the side and providing ample parking for a number of cars. Within the garden there are a number of mature shrubs and trees which offer a good level of privacy to both the front and side gardens, and to the rear there is a shed for storage.

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.

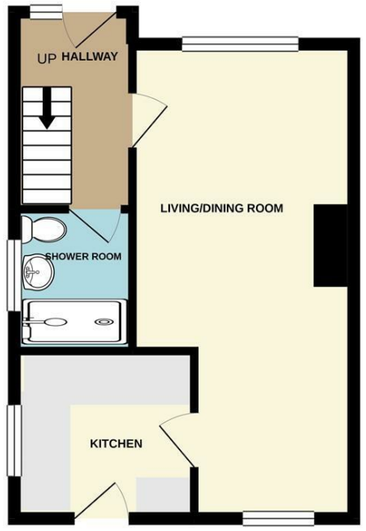
TENURE
We believe the tenure of the property to be to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING
Contact the agent’s Brough office on 01482 666816 for prior appointment to view.

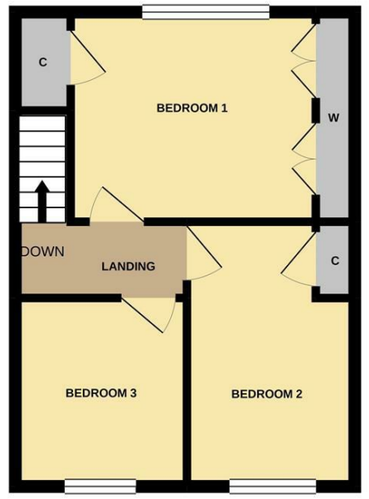
FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of market and also exclusive mortgage deals not normally available on the high 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 Brough office on 01482 666816 or email brough@qandc.net

EPC RATING
For full details of the EPC rating of this property please contact our office.

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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