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QUICK&CLARKE
The Property Specialists

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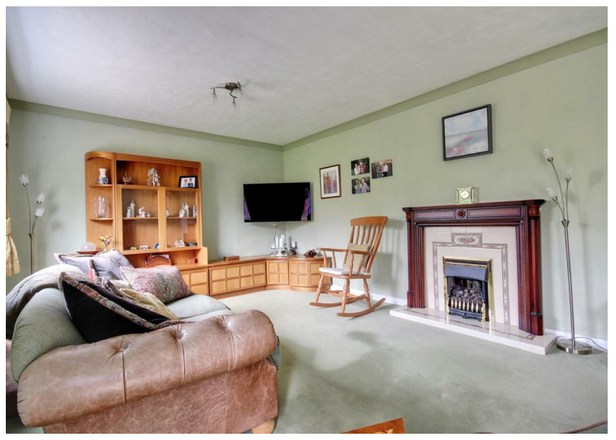

7 Lloyds Close, South Cave HU15 2HW

£350,000

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- Three double bedrooms; One generous single bedroom
- Two reception rooms
- Attractive breakfast kitchen
- Large and established gardens
- Cul-de-sac position
- Generous Westerly facing garden
- Double garage & parking
- EPC Rating: C
- Council Tax Band: E

A substantial family house on a deceptively generously sized plot which benefits from a Westerly aspect to the rear garden. Having the flexibility of two reception rooms, the living room being particularly spacious, the property also has three double bedrooms, a large single bedroom, double garage and driveway. The attractive breakfast kitchen has granite work surfaces and the house benefits from newly fitted double glazing in November 2023.

LOCATION

The property is located on the small cul-de-sac which forms Lloyds Close, which is accessed off Jobson Road on the Western fringes of this much sought after village.

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 COMPRSIES

GROUND FLOOR

ENTRANCE HALL

15'9" x 6'3" (4.80m x 1.91m)
Modern composite front door with glass panel and further glass panels to either side, hard wood staircase to the first floor accommodation and storage cupboard under.

CLOAKS

Two piece sanitary suite comprising vanity hand wash basin, back to the unit w.c. and porcelain tiled floor.

LIVING ROOM

21'1" x 11'11" (6.43m x 3.63m)
A very generously sized living room which overlooks the Westerly facing garden. The focal point of the room is a wooden fireplace with tiled insert housing a gas living flame fire, French doors lead out onto the patio area and there is a window to the rear aspect.

DINING ROOM

11'11" x 9'11" (3.63m x 3.02m)
Bowed window to the front elevation.

KITCHEN

15'10" x 9'10" (4.83m x 3.00m)
An attractive kitchen offering a good range of wall and base storage units with oak fronts, contrasting solid granite work surfaces and matching breakfast bar, ceramic tile splashbacks, five ring gas hob with canopy extractor over, Neff double oven and microwave, inset one and a half bowl sink and drainer, space and plumbing for dishwasher, porcelain tile floor, uPVC glass panelled door to the side elevation and windows to both rear and side elevations.

FIRST FLOOR

LANDING

Airing cupboard with radiator and shelved out for storage.

BEDROOM 1

12' x 9'11" (3.66m x 3.02m)
Built-in wardrobes, window to the rear elevation and access to the loft via a pull down ladder.

BEDROOM 2

11'9" x 9'10" (3.58m x 3.00m)
Built-in wardrobes and window to the front elevation

BEDROOM 3

10'8" x 12' (3.25m x 3.66m)
An extensive range of fitted wardrobes including eyeline, bedside and matching dressing table, and window to both front and rear aspects.

BEDROOM 4

8'10" x 8'2" (2.69m x 2.49m)
A good size single bedroom currently used as an office with a window to the rear elevation.

SHOWER ROOM

Three piece sanitary suite comprising shower enclosure, close coupled w.c, wall hung hand wash basin, part wood panelled walls, laminate flooring and window to the front elevation

OUTSIDE

The property is set back from the cul-de-sac with a block sett drive leading up to the garage. The front garden has been laid under gravel for ease of maintenance and contains numerous mature shrubs and trees.

GARAGE

17'9" x 15'3" (5.41m x 4.65m)
A large double garage with electric up-and-over door, two windows to the side elevation and wall mounted Ideal Standard gas boiler.

REAR GARDEN

A relatively large rear garden for a property of this type with extensive patio seating areas and a central lawn. With wide and well stocked flower borders, there is also a shed for storage. Access can be gained down either side of the property to the front.

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).

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

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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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.