

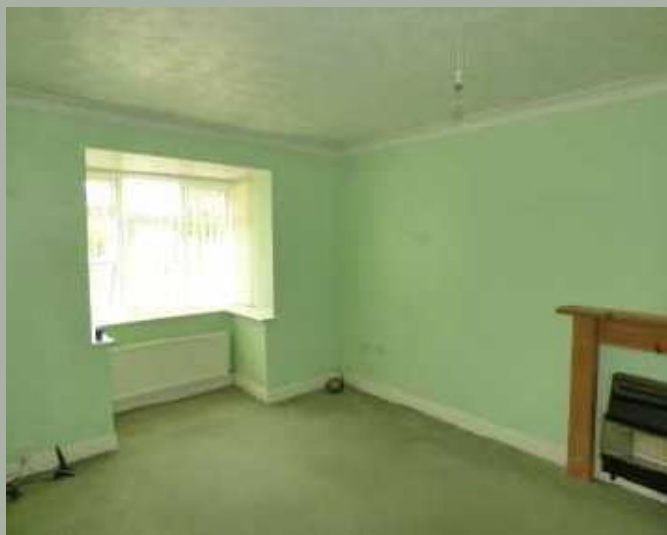


THE LOCATION

South Cave is a popular village conveniently situated approximately 12 miles to the west of Hull, two miles from the M62 giving access to the West Riding motorway network and five miles from the main line railway station at Brough. The village has a range of facilities which include a variety of Shops, Doctors Surgery, Church, School, Golf Club, Sporting and recreational facilities.

THE PROPERTY

FOR THE OVER 55'S - This delightful one bedroom semi-detached true bungalow is situated in a delightful position at the head of a cul-de-sac and offers independent living with the added assistance of a warden service and helpline system. The accommodation which benefits from gas central heating and upvc double glazing comprises entrance hall, living room, kitchen, bedroom and bathroom. There are lawned gardens to the front and a sunny southerly facing landscaped rear garden, a side driveway provides ample off street parking.



THE ACCOMMODATION COMPRISES

The complex is managed by Hannover Housing which includes a warden service. The service charges amount to approx £90.00 per calendar month (reviewed yearly in April). The charges include Buildings Insurance, maintenance of communal grounds and lawns outside property, general window cleaning and gutters cleaned.

ENTRANCE HALLWAY

Upvc front door leading into the central hallway providing access to all rooms.

KITCHEN 10'10" x 5'7" (3.30m x 1.70m)

Range of light wood effect wall and floor units with complementary work surfaces incorporating stainless steel sink unit and plumbing for automatic washing machine. Space for cooker and tall fridge/freezer. Wood effect vinyl flooring and wall mounted central heating boiler.

LIVING ROOM 13'10" max x 10'2" max (4.22m max x 3.10m max)

Spacious room with deep bay window comprising timber framed fireplace surrounding wall mounted gas fire. Coved ceiling, TV and Telephone point.

BEDROOM 10'0" x 7'10" (3.05m x 2.38m)

To rear elevation with TV point.

SHOWER ROOM 7'8" x 5'7" (2.33m x 1.69m)

Modern white suite comprising low level WC with concealed cistern, vanity hand basin with cupboard under and walk in double shower cubicle with plumbed shower. Tiled walls, recessed cupboard, vinyl wood effect floor and ladder towel rail.

OUTSIDE

FRONT AND REAR GARDEN

There is a delightful lawned front garden with mature shrubs which is maintained as part of the management charge.

Rear garden is block paved with shed.

SIDE DRIVEWAY

A side driveway offers ample off street parking.

ADDITIONAL INFORMATION

SERVICES

Mains water, drainage, electricity and gas are connected to the property.

APPLIANCES

No appliances have been tested by the agent.

LOCAL AUTHORITY

East Riding of Yorkshire Council

TENURE

Freehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday

9 am to 12 pm Saturday

9 am to 2 pm on Bank Holidays

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01482 662211 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

A broker fee of £199 will be charged on application.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.

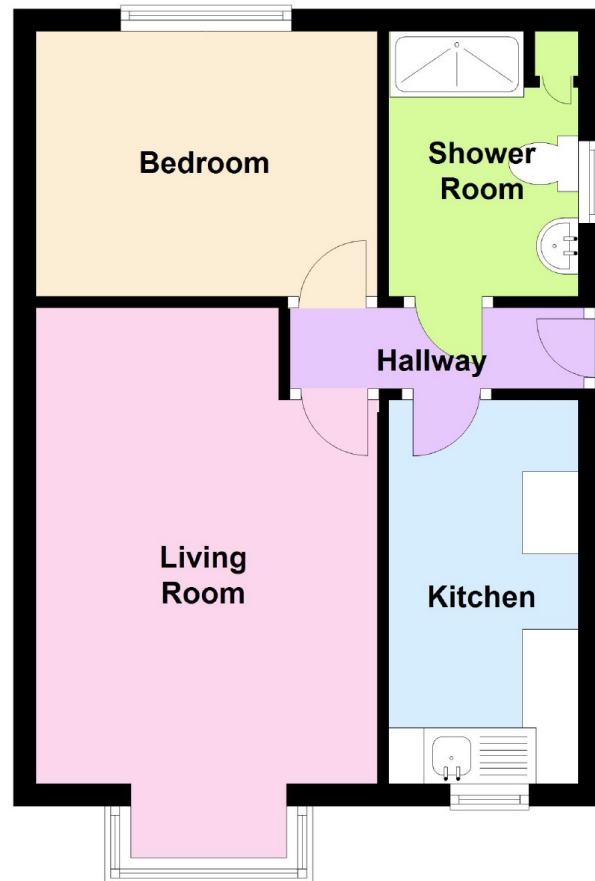


Floor Plan

This plan is for illustrative purposes only

Ground Floor

Approx. 33.0 sq. metres (354.9 sq. feet)



Total area: approx. 33.0 sq. metres (354.9 sq. feet)

CLUBLEYS

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