CLUBLEYS

8 Appleton Gardens

South Cave, HU15 2EN

Chain Free
£240,000

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

FANTASTIC CENTRAL VILLAGE LOCATION, tucked away in one of the most sort after cul-de-sac and is ideally situated for South Cave's array of amenities. The well proportioned three bedroom detached true bungalow is set within a generous plot with mature front and rear gardens. The property offers an excellent range of flexible spacious accommodation with the benefit of Upvc double glazing and gas central heating and briefly comprises entrance hall, generous living room, breakfast kitchen, three bedrooms, ensuite to master and shower room. The property enjoys gardens to the front and rear which offer a good degree of privacy, a side blocked paved driveway allows off street parking and access to the garage.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Attractive Upvc front door with glazed side panels gives entry into the bungalow and the hallway which provides access to all rooms. Wood effect flooring, coved ceiling, recessed cupboard and hatch to loft space.

LIVING ROOM 15'1" x 11'11" (4.60m x 3.62m)
A delightful light and spacious room with feature fireplace comprising marble effect inset and hearth housing gas coal effect fire. Coved ceiling, TV and Telephone point.

BREAKFAST KITCHEN 11'1" max x 11'9" max (3.38m max x 3.58m max)
Good range of light wood effect wall and floor units with complementary work surfaces incorporating one and a half sink bowl ceramic unit, integrated electric oven and gas four ring hob with concealed extractor hood over. Part tiling to walls, vinyl effect wood flooring and door leading to ...

UTILITY ROOM
Fitted work surface, plumbing for automatic washing machine and dishwasher and space for tall fridge/freezer. Extractor fan and back door off. Internal door to garage.

BEDROOM ONE 12'0" max x 11'2" max (3.66m max x 3.41m max)
Excellent range of fitted wardrobes with sliding doors overlooking the rear garden. Laminate flooring.

ENSUITE SHOWER ROOM
White suite comprising low level WC, pedestal hand basin and shower cubicle housing electric shower. Tiling to walls, extractor fan and vinyl flooring.

BEDROOM TWO 12'0" x 8'0" (3.66m x 2.44m)
To the rear elevation.

BEDROOM THREE 12'2" max x 8'11" max (3.72m max x 2.73m max)
To the front elevation with Telephone point.

SHOWER ROOM
The original bathroom has been altered to form a wet room and comprises vanity hand basin, low level WC and walk in shower cubicle with waterfall and wall mounted shower heads. Tiling to walls, vinyl flooring and extractor fan.

OUTSIDE

FRONT GARDEN
The established front garden with mainly laid to lawn with decorative mature planting. A pathway leads to the side gate giving access to the rear.

REAR GARDEN
A lovely feature to the bungalow is the rear garden which offers a good degree of privacy. Having been well designed with a large patio area adjoining the rear of the property with lawn beyond and well stocked borders. A further patio area, wooden gazebo and trellis add further features to this delightful garden.

GARAGE AND DRIVEWAY
A blocked paved driveway provides parking and access to the single garage which has up and over door, power and light.

ADDTIONAL INFORMATION

SOLAR PANELS
Solar panels have been fitted to the property.

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.

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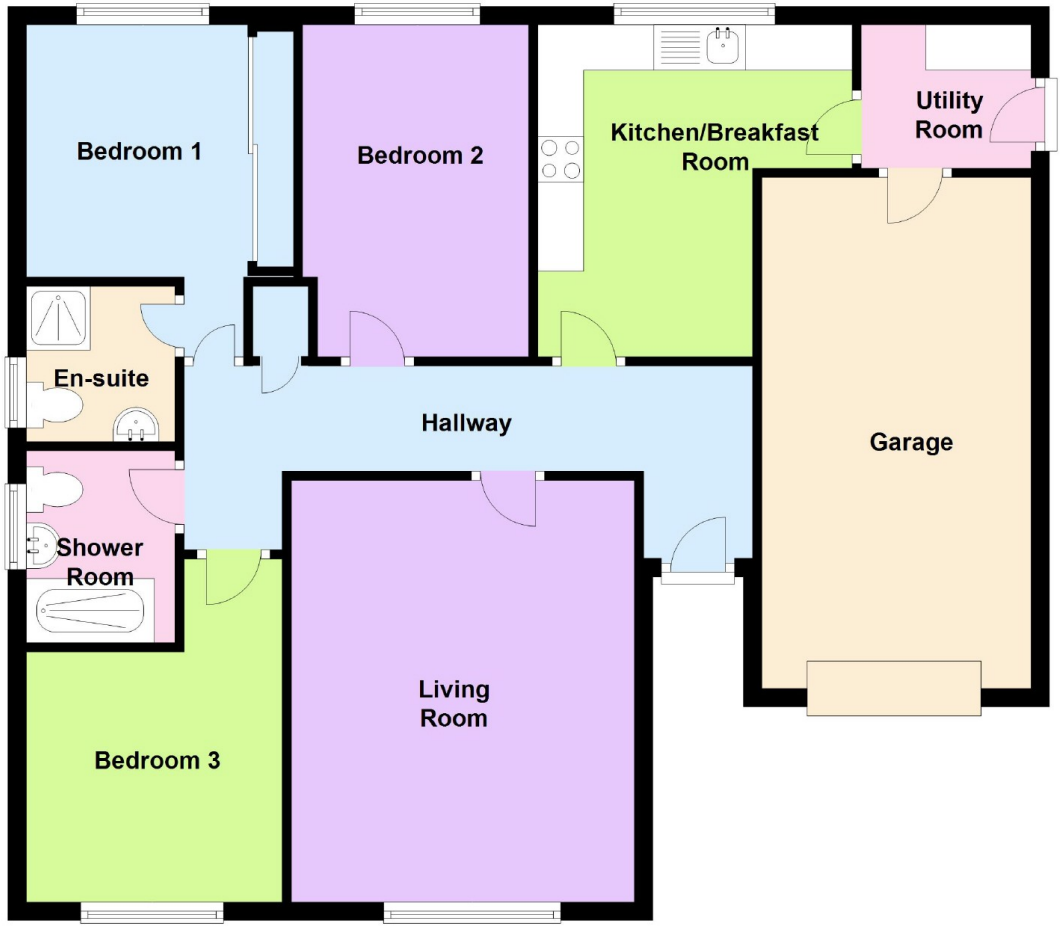
MORTGAGES
We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.
A broker fee of £199 will be charged on application.
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. 93.2 sq. metres (1003.6 sq. feet)



Total area: approx. 93.2 sq. metres (1003.6 sq. feet)

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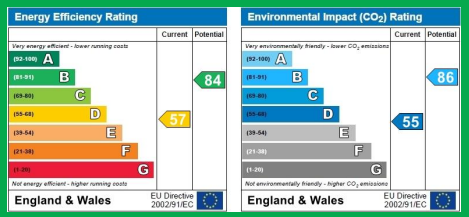

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