



Church Street, South Cave HU15 2EH

Welcome to

Church Street, South Cave

Stunning Victorian Home In South Cave with - Entrance Hall, Lounge, Dining Room, Kitchen/Diner, Utility Room, Ground Floor Cloakroom, 3 Bedrooms (Master With En Suite), Family Bathroom & Gardens! Call us now to book your viewing!



Entrance Hall

With door to the front, feature radiator, 3 storage cupboards, coving to the ceiling and stairs to the First Floor.

Lounge

With double glazed sash bay window to the front, decorative ceiling rose, television point, feature open fire with slate surround, coving to the ceiling and cafe style shutters to the window.

Dining Room

With feature multi fuel log burner, spot light points and coving to the ceiling.

Kitchen/Diner

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, 5 burner gas hob, electric oven, cooker-hood, central island, spot light points, orangery style skylight, space for a fridge freezer, coving to the ceiling and double glazed french style doors leading to the Rear Garden with matching side screens.

Utility Room

With wall units, work surfaces, plumbing for an automatic washing machine, space for a fridge freezer, space for a tumble dryer, spot light points, loft access, window to the side and double glazed door leading to the Rear Garden.

First Floor

Landing

With stained glass feature window to the side and storage cupboard.

Bedroom 1

With double glazed window to the front, feature radiator, feature fireplace with slate surround, coving to the ceiling, fitted wardrobes and full length shutters to the window.

En Suite

En Suite with shower cubicle, low level wc, vanity wash hand basin, chrome effect towel style radiator, double glazed window to the front and full length shutters to the window.

Bedroom 2

With double glazed door to the rear, feature fireplace with cast iron surround, feature radiator, coving to the ceiling and full length shutters to the window.

Bathroom

Bathroom with freestanding bath, low level wc, wash hand basin, chrome effect towel style radiator, coving to the ceiling, double glazed window to the rear and full length shutters to the window.

Second Floor

Bedroom 3

With double glazed sash window to the side, 2 skylight windows, 2 radiators and eaves storage.

Outside

Front Garden

With wall, hedges, paved front, wrought iron gate and shared side access gate.

Rear Garden

With lawned area, flower beds housing plants and shrubs, paved patio area, trees, pergola, wall, rear access gate and 2 outbuildings.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

Church Street, South Cave

- Beautifully Presented Victorian Home In South Cave
- 3 Bedrooms (Master With En Suite)
- Fabulous Open Plan Kitchen/Diner With Central Island
- Ground Floor Cloakroom & First Floor Family Bathroom
- Established Gardens with Outbuildings

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111813 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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