

The Parklands, South Cave, HU15 2EL

Offers Over £295,000

Philip Bannister
Estate & Letting Agents

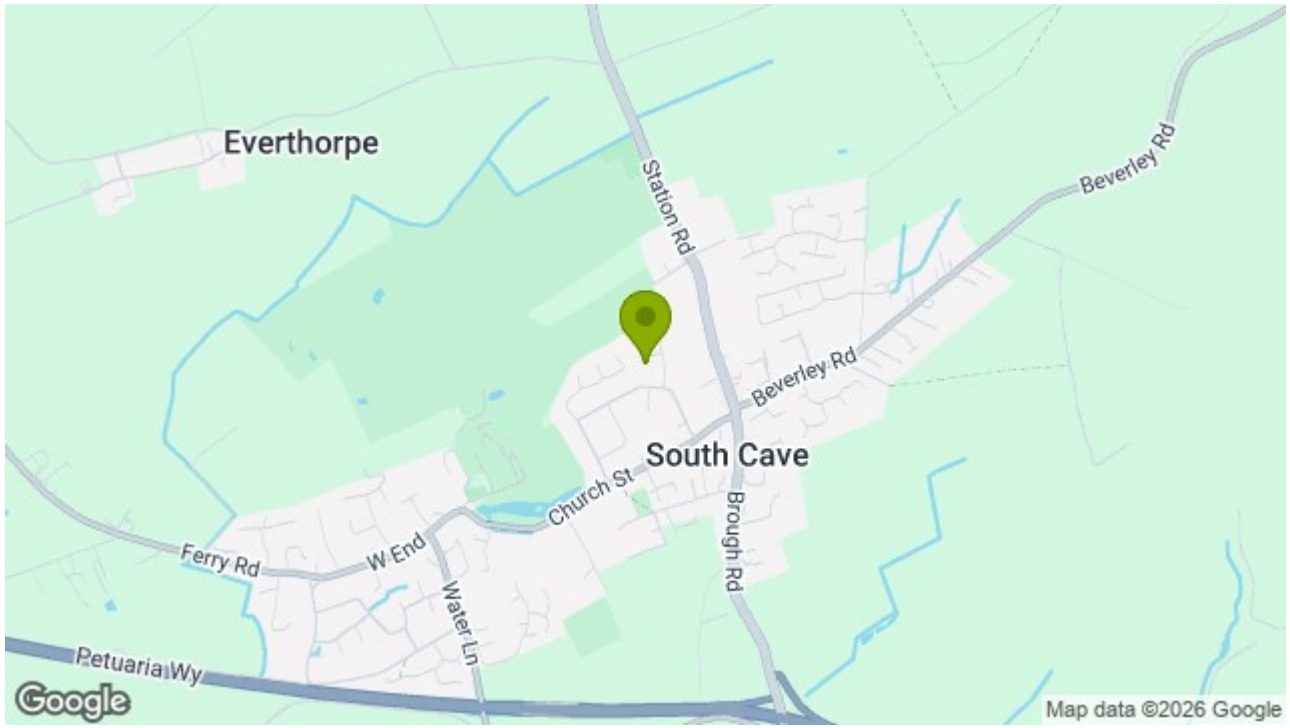
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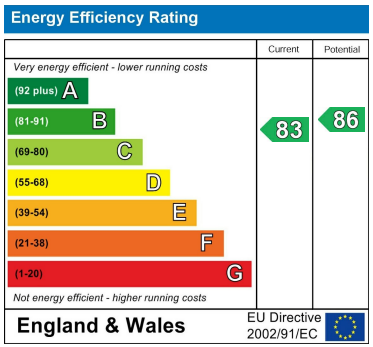
Key Features

- NO CHAIN
- Detached Bungalow Within A Cul-De-Sac
- 3 Good Sized Bedrooms
- 2 Reception Rooms
- Fabulous Sun Room Overlooking The Garden
- Solar Panels & Battery Storage
- South Easterly Rear Garden
- Side Driveway & Garage
- EPC = B
- Council Tax = D

NO CHAIN - Set within a popular cul-de-sac, this spacious three-bedroom detached bungalow is offered with no onward chain. The property boasts a beautifully landscaped, private south-easterly garden, perfect for enjoying morning and afternoon sun. Inside, the well-proportioned layout includes a front-facing lounge with an archway to the dining room, a fitted kitchen, and a bright sun room offering views of the garden. The main bedroom benefits from an en-suite shower room, while two further bedrooms and a modern shower room complete the accommodation.

The bungalow is fitted with solar panels and battery storage, ensuring reduced energy costs. A side driveway provides ample off-road parking and leads to a detached garage, offering additional storage. The gardens to the front and rear of the property are both well maintained.













ACCOMMODATION
The property is arranged over a single storey and comprises:

GROUND FLOOR

ENTRANCE HALL
Allowing access to the side of the property through a residential entrance door. The hallway provides access to the internal accommodation and there is a built-in cupboard.

LOUNGE
A well proportioned front facing reception room with a feature fireplace housing an electric fire, a bow window to the front elevation, a second window to the side elevation and an archway opening to:

DINING ROOM
With space for a dining table and chairs. There is a window to the front elevation.

KITCHEN
The fitted kitchen comprises a range of wall and base units which are mounted with complementary worksurfaces beneath a tiled splashback. A ceramic sink unit sits beneath a window to the side elevation, integral appliances include a NEFF double oven/grill and a 4 ring gas hob beneath a slimline extractor hood. There is a fitted breakfast bar, undercabinet lighting, space and plumbing for a washing machine and space for a larder fridge freezer. A door leads to the side of the property.

SHOWER ROOM
The shower room is fitted with a three piece suite comprising WC and inset wash basin within a fixed storage unit, and a double width shower cubicle with waterproof tiling and a thermostatic shower. A window is to the side elevation, half height wall tiling and a heated towel rail.

BEDROOM 1
A double bedroom with a range of fitted wardrobes, overhead cabinets and matching bedside cabinets. There is a window to the rear elevation and access to:

EN-SUITE
With a three piece suite comprising WC, pedestal wash basin and a shower enclosure with electric shower. There is half height wall tiling, heated towel rail and a window to the side elevation.

BEDROOM 2
The second bedroom is currently fitted as an office with a range of beautiful solid wood bespoke furniture including shelving, book cases and a desk. There is a window to the side elevation, wall mounted solar battery and sliding doors leading to:

SUN ROOM
With pleasant views of the rear garden, constructed of a brick base beneath uPVC frames and a part glazed roof. There are French doors opening to the garden.

BEDROOM 3
A good sized third bedroom with fitted wardrobes, overhead cupboards and a window to the side elevation.

OUTSIDE

FRONT
To the front of the property there is an established garden with a range of shrubs and bushes.

REAR
To the rear of the property there is a landscaped garden which enjoys a south easterly aspect and a good level of privacy. There is a flagstone patio and gravelled area with established planting.

DRIVEWAY & GARAGE
Positioned to the side of the property there is a block paved driveway providing off street parking. The driveway leads to a detached garage with remote operated door, light and power. There is a personnel door to the side.

SOLAR PANELS & BATTERY
Installed to the roof space are a number of solar panels which are designed to reduce energy bills. The solar panels are also connected to a battery storage system.

GENERAL INFORMATION
SERVICES - Mains water, electricity, gas and drainage are connected to the property.
CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.
DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.
FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE
We understand that the property is Freehold.









VIEWINGS
Strictly by appointment with the sole agents.

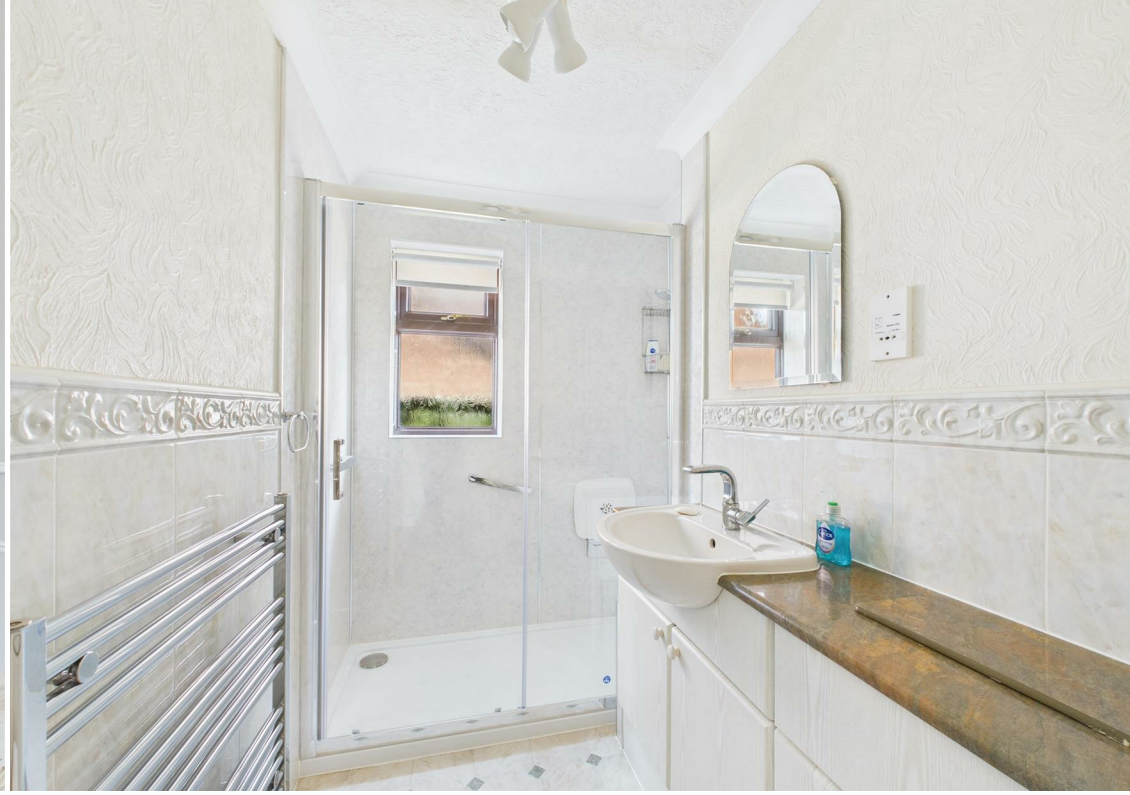
AML.
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

MORTGAGES
The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.
We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.
Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

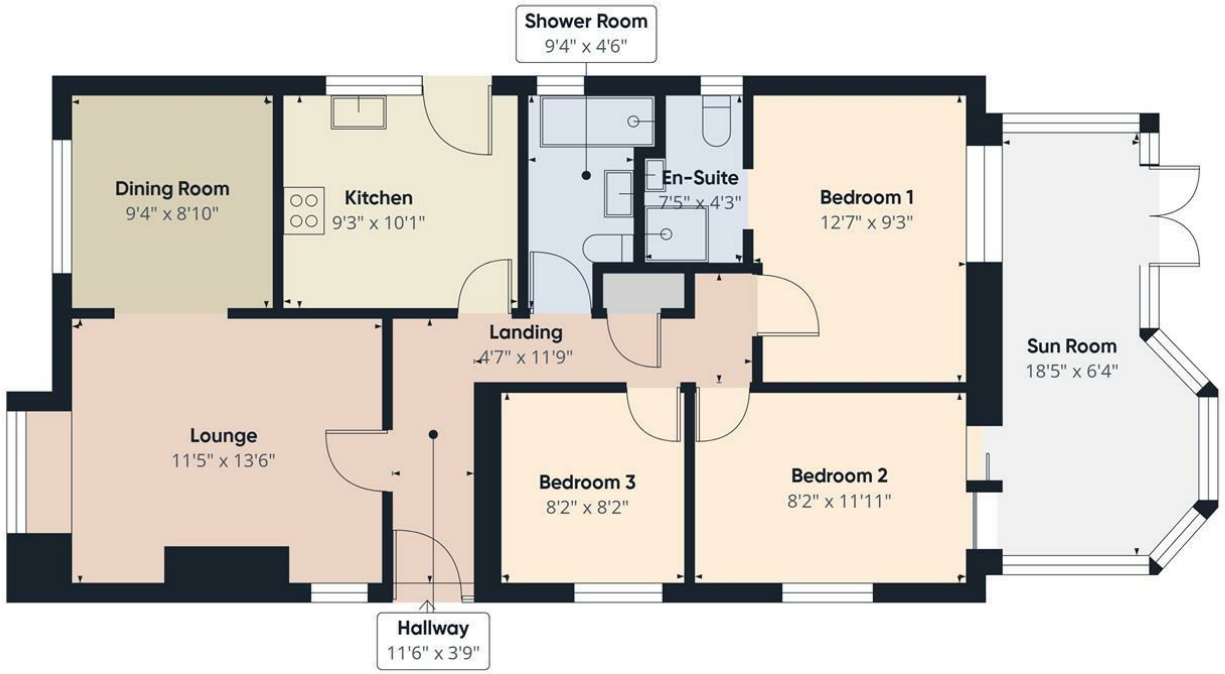
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Approximate total area[1]

934 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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