



Westcote Fold, South Cave, HU15 2GU
£270,000


Bannister

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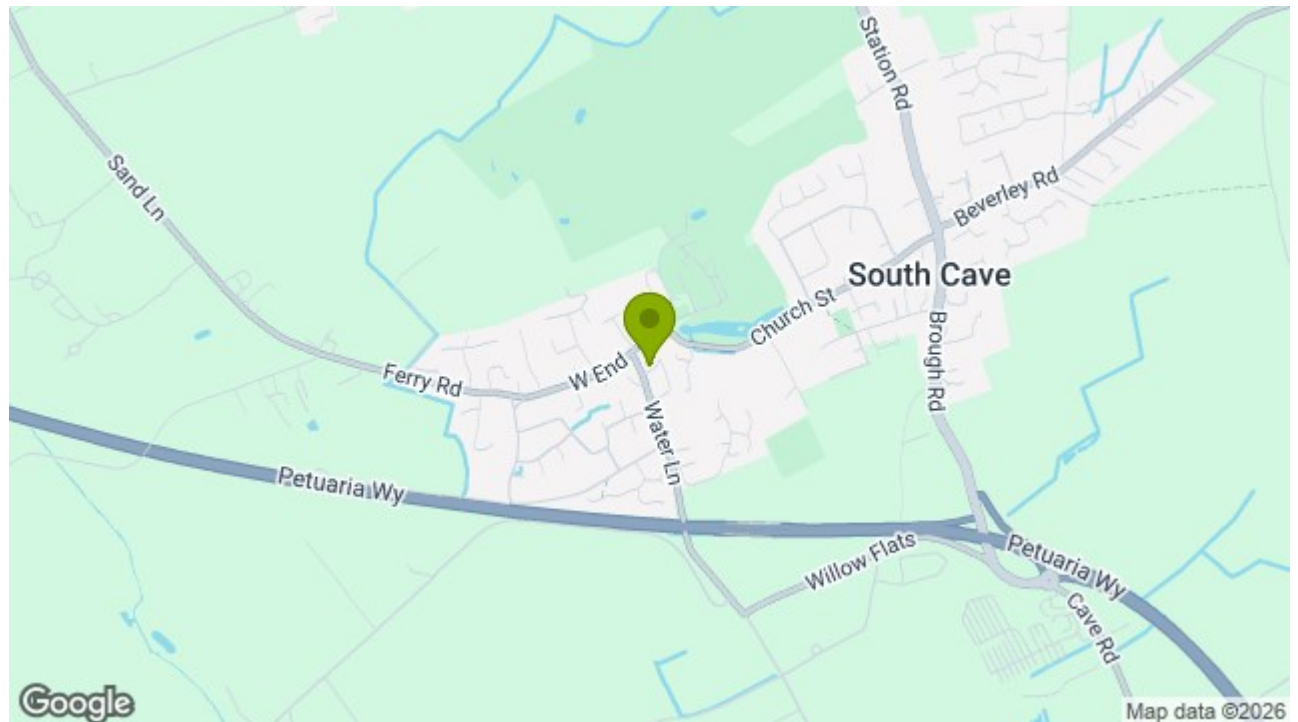
Key Features

- Exclusive Small Development
- Beautifully Presented Two-Bedroom Cottage
- Stylish And Highly Specified Accommodation
- Impressive Open Plan Dining Kitchen & Day Room
- Contemporary Kitchen With Integrated Appliances
- Underfloor Heating & LVT Flooring Throughout Ground Floor
- Two Double Bedrooms With Fitted Furniture
- Landscaped Garden, Parking & Garage
- EPC = B
- Council Tax = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Set within an exclusive small development in South Cave, this beautifully presented two-bedroom cottage offers stylish, exceptionally well-appointed and highly specified accommodation. Built by Risby Homes, the property features a welcoming entrance hall, spacious lounge and impressive open plan dining kitchen and day room, with the latter extended to the rear and enjoying bi-folding doors leading to the garden. The contemporary kitchen includes a comprehensive range of integrated appliances and breakfast island, with LVT flooring and underfloor heating throughout the ground floor.

To the first floor are two well-proportioned double bedrooms, both with fitted furniture, together with a contemporary bathroom. Outside, the property benefits from a private landscaped rear garden with patio and raised decked terrace, alongside dedicated parking and a garage with power, lighting and electric door.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access via a composite entrance door. The entrance hallway features a staircase leading to the first floor with a fitted oak handrail, LVT flooring and an internal oak door leading to:

LOUNGE

A well-proportioned reception room with double glazed windows overlooking the front and side elevations, LVT flooring throughout. Offers excellent space for a suite of furniture, together with a useful understairs storage cupboard. Oak internal door leading to:

DINING KITCHEN & DAY ROOM

Forming the main hub of the home, this impressive open plan living space has been thoughtfully extended to the rear. The kitchen is fitted along two walls and features a contemporary range of anthracite grey high gloss wall and base units, complemented by contrasting marble effect Quartz worksurfaces and matching upstands with tiled surrounds. Inset sink and drainer with swan neck mixer tap, Neff induction hob with Neff low level oven, full height fridge freezer, integrated dishwasher and washing machine. A central breakfast island incorporates an additional bar seating area, with inset ceiling spotlights completing the kitchen area. The adjoining dining space provides ample room for a family dining table and chairs, together with a useful recess.

The day room creates enjoys a pleasant outlook

over the garden, with wide bi-folding doors incorporating 'perfect fit' blinds, side window and Velux rooflights ensuring the room is flooded with natural light. An excellent additional living space which complements the open plan layout exceptionally well.

FIRST FLOOR

LANDING

Providing access to the accommodation at first floor level, together with a useful cupboard housing the combination boiler.

BEDROOM 1

Enjoying an elevated outlook over the rear garden through uPVC double glazed window. The room is particularly well appointed with fitted bedroom furniture, including sliding wardrobes extending along one full wall, together with fitted drawers and hanging rails to the opposite side.

BEDROOM 2

A further double bedroom with double glazed window overlooking the front. The room has been stylishly finished and benefits from a range of fitted bedroom furniture, including sliding wardrobes together with a separate useful storage cupboard.

SHOWER ROOM

A stylish contemporary room fitted with a basin inset into a wall mounted vanity unit with chrome mixer tap, modern low flush WC and walk-in double-width shower enclosure with wall mounted rainfall shower head and additional shower fitting. The room features contemporary tiling to the principal splashback areas, with feature tiling to the shower enclosure, privacy window to the side, heated towel rail, illuminated mirror and inset ceiling spotlights.

OUTSIDE

To the front, the property is approached via an attractive pedestrian walkway, whilst vehicular parking is provided immediately to the rear, together with a dedicated parking space and garage benefiting from power and lighting, plus an electric up-and-over door. A private and enclosed garden has been thoughtfully landscaped. A patio and pathway leads from the property towards the rear, with raised planted borders and a lawned area enclosed by boarded fencing. The garden enjoys good levels of privacy, with established planting along the rear boundary. External tap and lighting points. The garden also includes a side cobblestone patio terrace enjoying a high degree of privacy and seclusion, enhanced by trellising and a raised decked seating area.

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 - Council Tax Band From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (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, there is





however an Estate Charge and associated costs. We have been informed by the seller that the annual charge is £376.83. We recommend to confirm this with your legal representatives.

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.

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.

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.

AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior

to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100



