

Pinfold, Brough, HU15 2EZ

£215,000

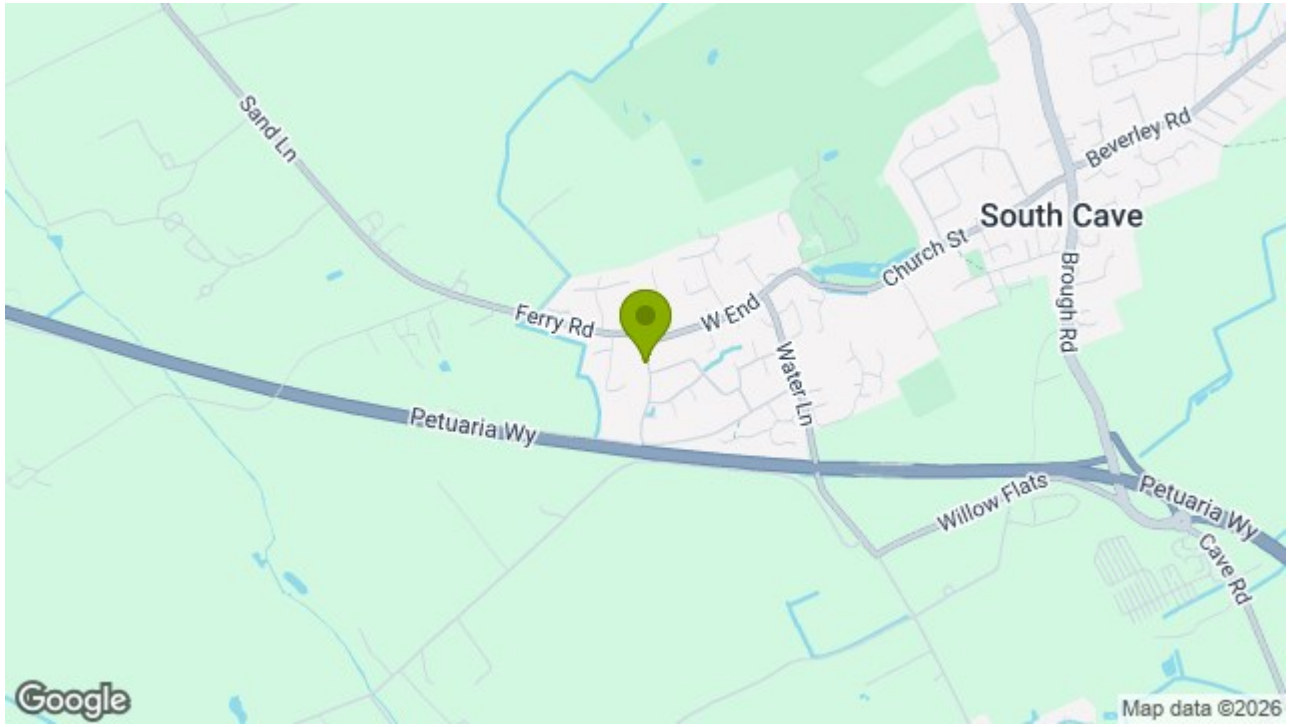
Philip Bannister

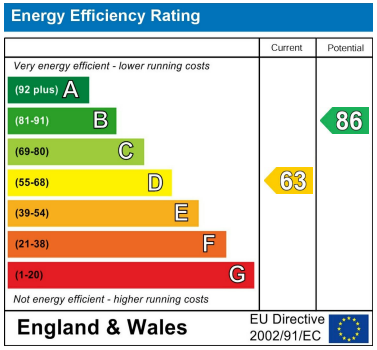
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Brough, HU15 2EZ

A beautifully presented two-bedroom home blending character features with stylish modern finishes throughout. The standout open-plan living, dining and kitchen space is bright, spacious and full of charm, with exposed beams, stonework and a feature stove adding plenty of character. Upstairs are two well-appointed bedrooms and a stylish shower room, while outside is an attractive private rear garden with patio, lawn and further seating area.

Key Features

- Stunning Cottage
- Central South Cave Location
- Delightfully Presented Throughout
- 2 Bedrooms
- Beautiful Walled Rear Garden
- A Unique Opportunity
- Fabulous Kitchen & Contemporary Shower Room
- EPC = D













SOUTH CAVE
South Cave is a highly regarded East Yorkshire village, popular for its attractive setting, strong sense of community and excellent range of local amenities. The village offers a selection of shops, pubs, restaurants and everyday services, together with schooling and recreational facilities. Well placed for access to the A63/M62 road network, South Cave is ideally located for commuting to Hull and the wider region, while also enjoying easy access to the surrounding countryside and nearby villages.

GROUND FLOOR;

LIVING AREA
A fabulous open-plan living space full of character, with engineered oak flooring, exposed ceiling beams and stonework, a feature fireplace with stove, window shutters and bespoke fitted storage within the alcove. The room flows seamlessly through to the adjoining dining kitchen.

DINING AREA
A generous dining area with engineered oak flooring and exposed ceiling beams, flowing seamlessly into the adjoining kitchen and living space. A useful integrated refrigerator and wine storage unit sits beneath the staircase, while the open-plan layout creates an ideal space for everyday dining and entertaining.

KITCHEN
A stylish fitted kitchen with a comprehensive range of shaker-style units, granite work surfaces and a useful breakfast bar. Integrated appliances include an induction hob, electric oven and slimline dishwasher, as well as a washer/dryer and an instant boiling water tap. Recessed spotlights and a skylight provide excellent natural light, while bi-folding doors open directly onto the rear patio and garden.

FIRST FLOOR;

BEDROOM 1
A beautifully presented double bedroom with fitted window shutters, feature wall panelling, soft carpeting and a radiator.

BEDROOM 2
A versatile second bedroom with an excellent range of fitted wardrobes, drawers and display shelving, together with a useful built-in desk area. A rear-facing window provides plenty of natural light.

SHOWER ROOM
A stylish shower room with contemporary tiling, a walk-in shower with rainfall and handheld fittings, vanity wash basin, WC and heated towel rail. Recessed spotlights and a frosted window complete the space.

EXTERNAL;

REAR
Attractive and private walled rear garden with a paved patio area, steps leading to a neatly lawned section and a further seating area beyond.

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 replacement PVC double glazed frames OR The property has the benefit of sealed unit double glazing.
SECURITY - The property has the benefit of an installed burglar alarm system.
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band . (East Riding Of Yorkshire/ Hull City Council). We would recommend a purchaser make their own enquiries to verify this.
VIEWING - Strictly by appointment with the sole agents.
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.

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.

TENURE
We understand that the property is Freehold. This should be clarified by your legal representative.

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 independent 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.

AGENTS 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 NTSTEAT 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, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)











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