



Geldart Avenue, Brough, HU15 2YL
Offers Over £385,000


**Philip
Bannister**
Estate & Letting Agents

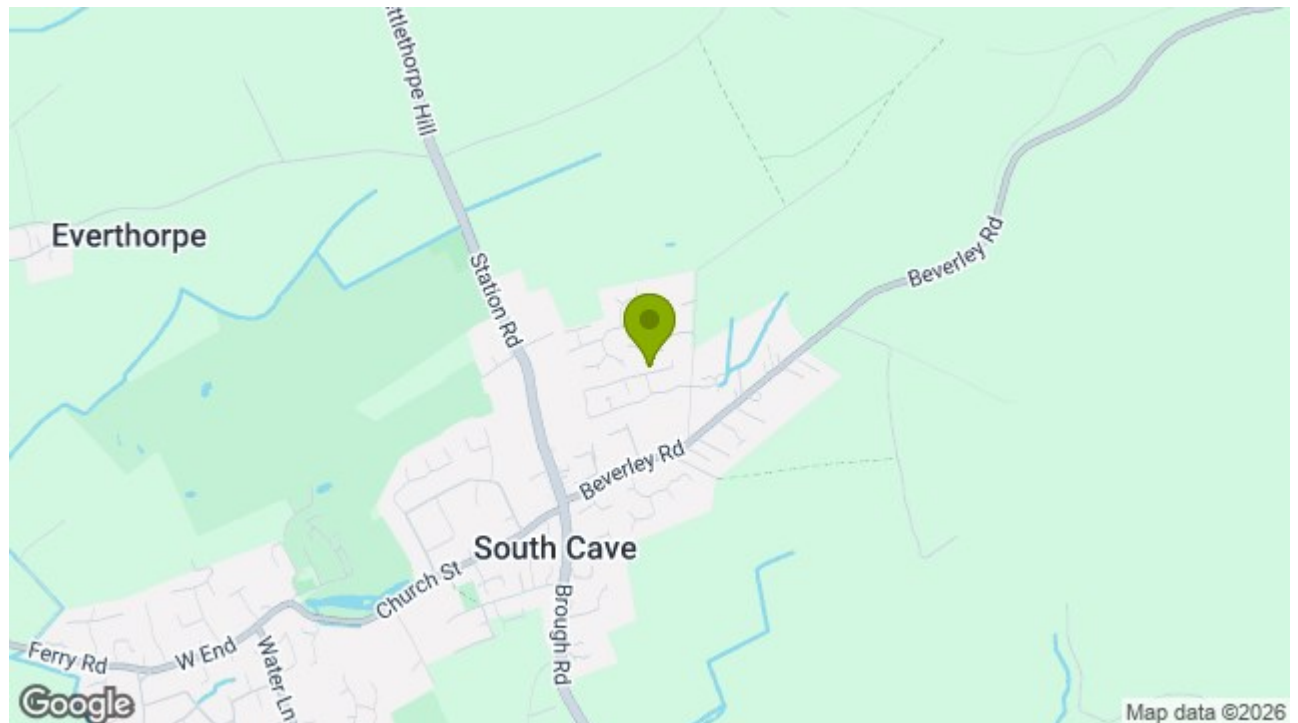
Geldart Avenue, Brough, HU15 2YL

A beautifully presented home occupying a highly desirable position within the picturesque village of South Cave. Offering stylish and spacious accommodation throughout, the property features a superb living dining kitchen, modern bathrooms, generous bedrooms and a well-maintained rear garden, together with ample off-street parking and an integral garage. An excellent opportunity to acquire a move-in ready home in one of the area's most sought-after village locations.

Key Features

- No Onward Chain
- Detached Family Home
- Stylishly and Immaculately Presented Throughout
- Landscaped Rear Garden
- 4 Generous Bedrooms
- Driveway and Garage
- Highly Desirable Location
- EPC = B
- Over 5 Years Remaining on NHBC Guarantee
- Bespoke Wooden Shutters To All Rooms.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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	





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;

ENTRANCE HALL

A welcoming entrance hall with tiled flooring, stairs and WC off whilst also providing access to the Integral Garage.

LIVING ROOM

A beautifully appointed living space with a front-facing window enhanced by elegant wooden shutters.

WC

A well-appointed cloakroom comprising a concealed cistern WC, wash hand basin and attractive tiled flooring, providing a useful and stylish addition to the ground floor accommodation.

LIVING DINING KITCHEN

A superb living dining kitchen providing an excellent space for both everyday living and entertaining. The kitchen is fitted with a comprehensive range of contemporary units complemented by quartz work surfaces, with integrated appliances including a fridge/freezer, electric double oven, electric hob, extractor hood, dishwasher and washing machine.

The adjoining dining area provides ample space for a family dining table, while the generous living area enjoys an abundance of natural light with French doors opening directly onto the rear patio and garden.

FIRST FLOOR;

BEDROOM 1

A bedroom of double proportions with stylish fitted wardrobes, access to the en-suite and a front-facing window enhanced by elegant wooden shutters.

EN-SUITE

A contemporary en-suite fitted with a modern three-piece suite comprising a generous shower enclosure, WC with concealed cistern and pedestal wash hand basin. Finished with neutral tiling, recessed lighting and a window with wooden shutters providing natural light and privacy.

BEDROOM 2

A bedroom of double proportions with a front-facing window enhanced by elegant wooden shutters.

BEDROOM 3

A further double bedroom with window to the rear elevation enhanced by wooden shutters.

BEDROOM 4

A generous bedroom with window to the rear elevation enhanced by wooden shutters and access to the storage cupboard.

BATHROOM

A stylish family bathroom fitted with a modern three-piece suite comprising a panelled bath, vanity wash hand basin with useful storage and WC with concealed cistern. Finished with contemporary neutral tiling, recessed lighting and a chrome heated

towel rail, with a window featuring wooden shutters providing natural light and privacy.

EXTERNAL;

FRONT

The property is approached via a generous block-paved driveway providing ample off-street parking and leading to the integral garage. A lawned frontage with established boundary planting adds further kerb appeal, while a covered entrance provides access into the home.

REAR

A generous and well-maintained private rear garden, predominantly laid to lawn and enclosed by timber fencing. A paved patio adjoins the property, providing an ideal space for outdoor dining and entertaining, with stepping stones leading across the lawn to a further seating area. Mature trees and established planting beyond the boundaries create a pleasant green backdrop.

INTEGRAL GARAGE

Access via the property or via the driveway through an up and over door, the garage benefits from light and power whilst providing ample storage.

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.

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 E (East Riding Of Yorkshire 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.

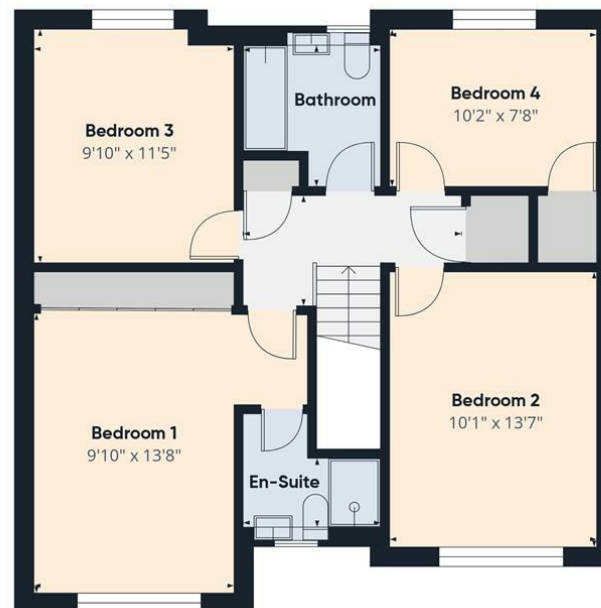
Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip 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 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, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)





Ground Floor



First Floor



Approximate total area^m
1407 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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