CLUBLEYS

75, Geldart Avenue, South Cave, HU15 2YL

£395,000







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ABOUT THE PROPERTY

This stunning property on Geldart Avenue offers a perfect blend of modern living and picturesque surroundings. Spanning an impressive 1,528 square feet, this detached house boasts four spacious bedrooms and three well-appointed bathrooms, making it an ideal family home.

As you enter, you are greeted by two multifunctional reception rooms. The layout is thoughtfully designed and ensuring the house flows. The property is finished to show home standard, showcasing contemporary design and high-quality materials throughout.

One of the standout features of this residence is the breathtaking views over the Yorkshire Wolds, allowing you to enjoy the beauty of the countryside right from your doorstep.

The property offers parking for multiple vehicles. With its prime location and modern amenities, this four-bedroom detached house is a rare find in South Cave, perfect for those seeking a tranquil yet connected lifestyle.

Tenure - Freehold
Council Tax Band - E



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Estate Agents | Lettings Agents | Chartered Surveyors

Tenure: Freehold
East Riding of Yorkshire
Band: E

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Tiled flooring. Understairs cupboard. Doors leading to....

CLOAKROOM
1.42m x 1.42m (4'8 x 4'8)
Low level concealed WC, wall mounted wash basin, radiator, tiled flooring.

LOUNGE
3.61m x 4.72m (11'10 x 15'6)
UPVC double glazed window to front aspect.

OPEN PLAN KITCHEN/LIVING AREA
8.33m x 3.23m (27'4 x 10'7)
UPVC double windows x 2 and french doors with side panel to rear aspect, tiled floor. Well proportioned kitchen with peninsula, ideal for breakfast/brunch, a range of base and wall mounted units with timber effect worktops. Integrated dishwasher, fridge/freezer, double wall mounted oven, sink and half drainer with mixer tap, gas hob with extractor over, door leading to...

UTILITY
1.60m x 1.22m (5'3 x 4'0)
Base unit with worktop, space for washer, Combi boiler.

LANDING
Loft access, and doors leading to...

MASTER BEDROOM
3.12m x 4.57m (10'3 x 15'0)
UPVC double glazed window to front elevation, built in wardrobes, door leading to...

EN-SUITE
2.01m x 2.11m (6'7 x 6'11)
UPVC double glazed window to front elevation. Tiled floor and splashbacks, heated towel rail, concealed low level WC, wall mounted wash basin, shower cubicle.

BEDROOM TWO
3.94m x 3.25m (12'11 x 10'8)
UPVC double glazed window to rear elevation, built in wardrobes, door leading to...

EN-SUITE
2.13m x 1.14m (7'0 x 3'9)
Tiled flooring and splash backs, concealed low level WC, wall mounted wash basin, shower cubicle. radiator.

BEDROOM THREE
2.77m x 4.67m (9'1 x 15'4)
UPVC double glazed window to front elevation .

BEDROOM FOUR
1.52m x 3.94m (5'0 x 12'11)
UPVC double glazed window to rear elevation.

FAMILY BATHROOM
1.88m x 1.68m (6'2 x 5'6)
UPVC double glazed window to rear elevation, panel bath, wall mounted wash basin, concealed low level WC, tiled floor and splashbacks. Heated towel rail.

OUTSIDE
To the front of the property, there is block paved double driveway, attached garage, garden laid to lawn, and low maintenance planting. With gated side access leading to the rear garden. Mainly laid to lawn, with paved patio area. High level timber boundary fencing, very private.

ADDITIONAL INFORMATION
*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

*Referral Fees
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

MEASUREMENTS/FLOORPLANS
Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

APPLIANCES
No appliances have been tested by the agent.

SERVICES
Mains water, drainage and electricity are connected to the property.

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VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

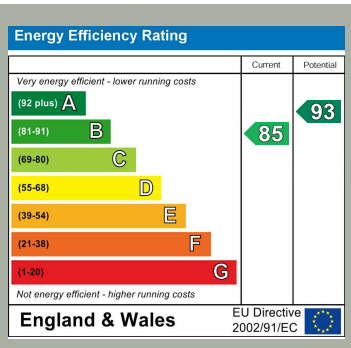
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.