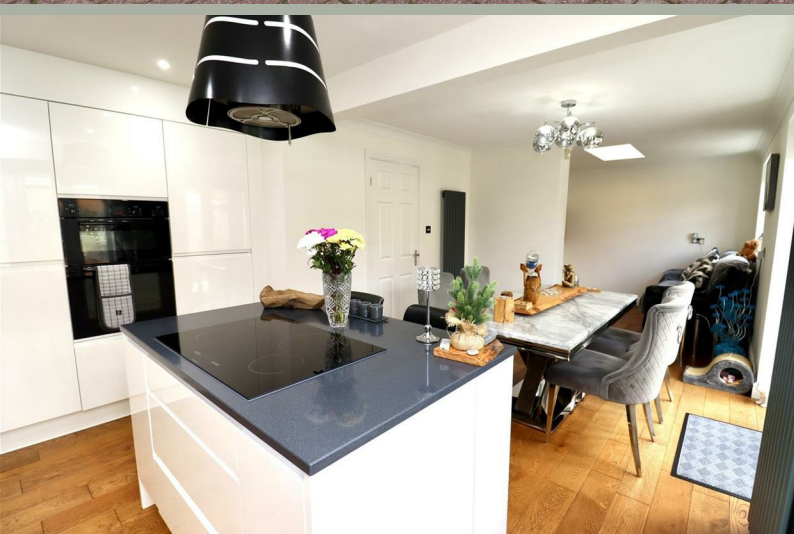


16, The Meadows,
South Cave, HU15 2HR
£370,000



ABOUT THE PROPERTY

Nestled in the charming village of South Cave, The Meadows presents a stunning opportunity to acquire a beautiful four-bedroom detached house. This turn-key property is perfect for families seeking a spacious and comfortable home in a cul de sac setting.

Upon entering, you will be greeted by a warm and inviting atmosphere, with ample natural light flowing through the well-designed living spaces. The property boasts four bedrooms, providing plenty of room for relaxation and privacy. The two modern bathrooms are thoughtfully appointed, ensuring convenience for both family members and guests alike.

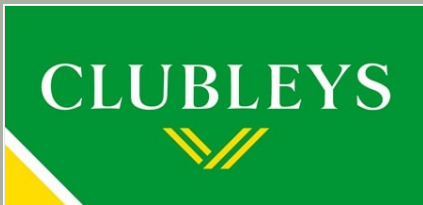
The Meadows is not just a house; it is a place where memories can be made. With its excellent location in South Cave, residents can enjoy the peaceful village life while still being within easy reach of local amenities, schools, and transport links.

This property is truly a gem, offering a perfect blend of comfort, style, and practicality. Whether you are looking to settle down or invest in a family home, this delightful detached house is ready to welcome you. Do not miss the chance to make this wonderful property your own.

Tenure - Freehold
Council Tax Band - E







Tenure: Freehold
East Riding of Yorkshire
Band: E

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Double glazed composite entrance door, laminate flooring, radiator, understairs storage, access to W.C, cupboard for storage, stairs leading to first floor accommodation.

LOUNGE

5.905 x 3.525 (19'4" x 11'6")

UPVC double glazed bay window to the front, feature fireplace with wood surround and inset electric fire, radiator.

KITCHEN/DINER

5.54m x 2.01m (18'2" x 6'7")

Fitted with a range of modern wall, base & drawer units with complementary Quartz worktops & matching island with breakfast bar, integrated double oven, induction hob with extractor, stainless steel sink with mixer tap, integrated fridge/freezer & dishwasher, wine rack, space for dining table. Access to further living area, two UPVC double glazed patio doors leading to the rear garden, laminate flooring, column radiator.

LIVING AREA

2.67m x 2.34m (8'9" x 7'8")

UPVC double glazed window to the rear, access to utility, laminate flooring, radiator, Velux window.

UTILITY

2.34m x 1.55m (7'8" x 5'1")

Velux window, fitted with wall & base units with work surfaces over, access to boiler, space saver stainless sink with tap, personnel door into integral garage.

DOWNSTAIRS W.C

1.896 x 0.760 (6'2" x 2'5")

Low level W.C, sink set in vanity unit, radiator.

LANDING

UPVC double glazed window to the side, radiator.

BEDROOM ONE (MASTER)

4.035 x 3.062 (13'2" x 10'0")

UPVC double glazed window to the front, radiator, access to en-suite.

EN-SUITE

1.872 x 1.436 (6'1" x 4'8")

Fully tiled suite with UPVC double glazed opaque window to the side, low level W.C, sink set in vanity unit, slimline cupboard for storage, walk in shower, column radiator.

BEDROOM TWO

3.617 x 2.839 (11'10" x 9'3")

UPVC double glazed window to the rear, fitted wardrobes with sliding doors, radiator.

BEDROOM THREE

2.638 x 2.651 (8'7" x 8'8")

UPVC double glazed window to the rear, currently staged as a walk in wardrobe with multi cupboards, radiator.

BEDROOM FOUR

2.379 x 2.435 (7'9" x 7'11")

UPVC double glazed window to the front, currently used as an office, laminate flooring, radiator.

BATHROOM

1.975 x 1.690 (6'5" x 5'6")

Modern suite comprising: Panelled bath, low level W.C, wall mounted sink set in vanity unit, slimline cupboard, column radiator. UPVC double glazed opaque window to the side

OUTSIDE

To the front of the property is parking for two cars. Area which is laid to lawn with mature shrubs & trees. Gated side access leading to rear garden.

To the rear of the property is the enclosed east facing garden which is laid with artificial turf, a raised decking area with decorative gravel round the perimeter.

GARAGE

Up & over door, power & electric.

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.

MEASUREMENTS/FLOORPLANS

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

APPLIANCES

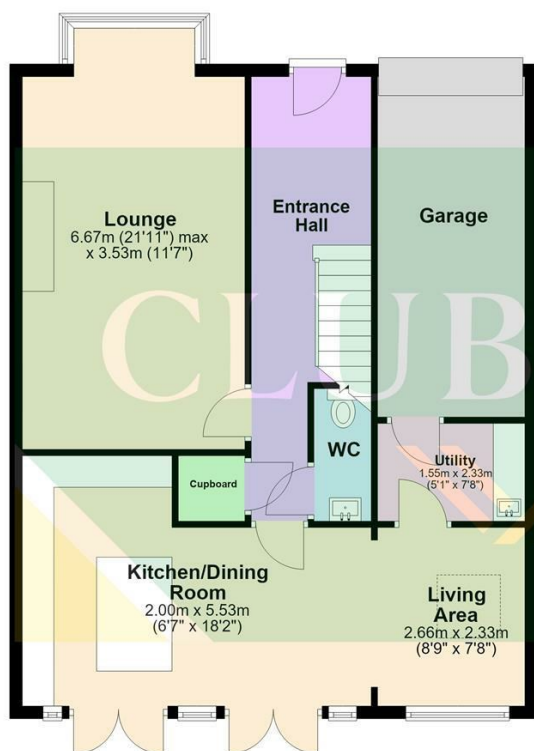
No appliances have been tested by the agent.

SERVICES

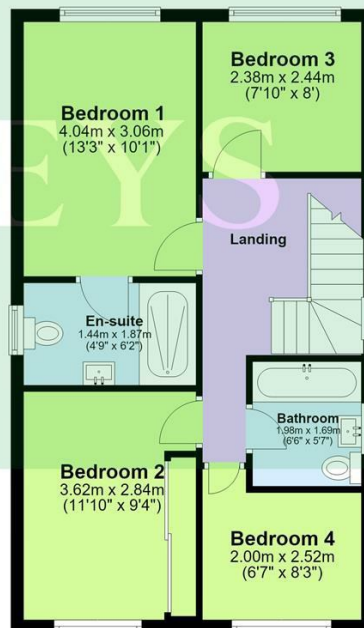
Mains water, drainage and electricity are connected to the property.



Ground Floor



First Floor



Total area: approx. 131.6 sq. metres (1416.4 sq. feet)

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.

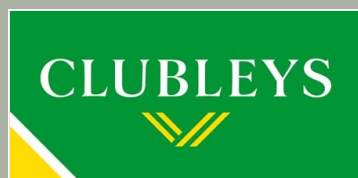
MORTGAGES

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.

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.



1 Toft Court, Skillings Lane, Brough,
East Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	75
EU Directive 2002/91/EC			

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.