

RM
English



Wesley Close, South Cave, Brough, HU15 2EJ

- A beautifully presented family home in a highly desirable location
- Kitchen with a range of fitted appliances and storage
- Living room with a gas fire at its centre and a separate snug
- Dining area with bi-folding doors that open to the garden
- Modern ground floor bathroom
- Three double bedrooms and a single
- Family shower room & a fully boarded loft with Velux roof lights
- Garage that has been partially converted into a store and utility room
- Substantial fully enclosed rear garden, outbuilding and off street parking
- EPC = D

Guide Price £375,000

This deceptively spacious property has been a much loved family home for the last thirty years and it is very easy to see why. Not only is the property itself a good size but it occupies a desirable position at the head of a cul de sac and benefits from a substantial garden which is fully enclosed. The vendor has installed 22 freehold solar panels, so if you are wanting to live a greener lifestyle or are just looking to reduce your energy bills, then you will not be disappointed with this addition. This property really is a rare find, so an early viewing is highly recommended to fully appreciate everything that it has to offer.

On entering you find yourself in the kitchen which has been fitted with a U shaped worktop that incorporates a stainless steel sink with drainer and a four ring gas hob. There is a double oven and space for an American style fridge/freezer. A number of storage units have been installed above and below the worktop. There is a serving hatch between the kitchen and dining area, this wall could be removed if you prefer a open plan kitchen/diner. A set of bi-fold doors open from the dining area to the rear garden, making it the perfect place for entertaining guests, especially in the warm summer months.

The living room is nicely proportioned with a gas fire at its centre. There is a large window to the front that allows natural light to enter. The snug/craft room is immediately adjacent, accessible via a door in the living room or from the hallway. At the bottom of the stairs you will find a family bathroom comprising bath with shower attachment, hand basin with storage below, low level w/c and floor to ceiling matching tiles. The garage has been partially converted into a store and utility room. Within the utility you will find an industrial 35lb washing machine and a separate industrial dryer which are included within the sale. There is three phase electric within this part of the house.

To the first floor there are three good sized double bedrooms and a single, two of which have built in storage. There is a family shower room comprising corner shower, hand basin with storage with below and a low level w/c. The loft has been completely boarded with power, lighting and Velux roof lights.

Externally the rear garden is substantial, primarily laid to lawn and fully enclosed by a newly painted timber fence. There is a patio seating area and a storage shed which can be used for a variety of purposes, including the storage of gardening paraphernalia. To the front you will find a resin drive that provides space for at least five cars.





A DESIRABLE FAMILY HOME SITUATED ON A SUBSTANTIAL PLOT



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		68	85

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Ra		0	0
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

England, Scotland & Wales EU Directive 2002/91/EC

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services All mains services



Address:
Reference: 1436

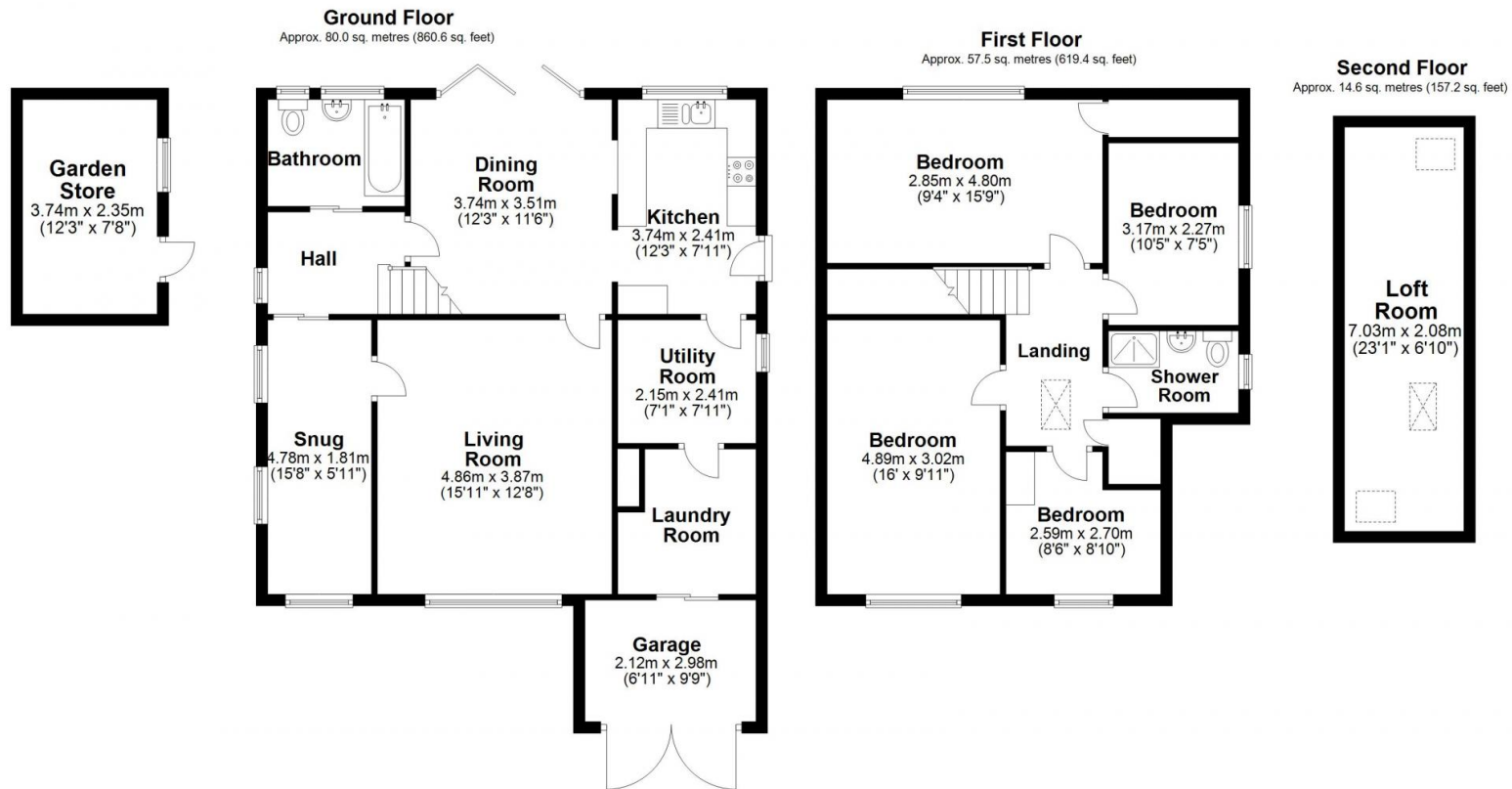


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Offices in **York, Pocklington and Market Weighton**

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Total area: approx. 152.1 sq. metres (1637.2 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

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