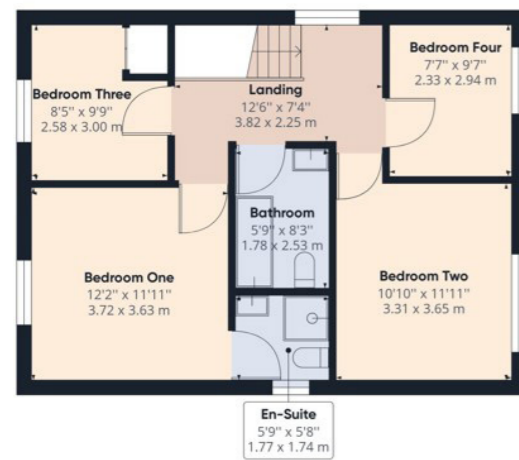




Ground Floor



Floor 1



**Guide Price**  
**£350,000**

**Beech Lodge,  
Main Street, Skerne,  
Driffield, YO25 9HS**

**SERVICES**

Oil fired central heating, mains water, sewage and electric.

**TENURE**

The property is Freehold and offered with the benefit of vacant possession upon completion.

**COUNCIL TAX**

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'C'.

**VIEWING**

Strictly by appointment with the sole agents on 01377 241919.

**FREE VALUATION**

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

**Dee Atkinson & Harrison**



**THE ACCOMMODATION COMPRISES:**  
**ENTRANCE HALL- 15'9 (4.81m) x 8'0 (2.46m)**  
 Door to the front aspect, coving, stairs leading to the first floor landing, radiator, power points and fitted carpet.

**CLOAKROOM- 6'11 (2.11m) x 3'5 (1.05m)**  
 Opaque window to the front aspect, partially tiled walls, low flush WC, sink with vanity unit, laminated flooring and heated towel rail.

**LOUNGE- 17'6 (5.36m) x 13'6 (4.13m)**  
 Spacious lounge with large window to the front aspect, coving, log burner with slate hearth, laminated flooring, radiator, TV point and power point.

**DINING AREA- 16'8 (5.09m) x 11'7 (3.55m)**  
 Window and door to the rear aspect, coving, laminated flooring, radiator, TV point and power point.

**KITCHEN/BREAKFAST AREA- 13'0 (3.98m) x 19'11 (6.09m)**  
 Open plan area with windows and door to the rear aspect, door leading to the integral garage, coving, a range of wall and base oak units, tiled splash back, inset sink with drainer and mixer taps, integrated dishwasher and plumbing for washing machine, space for fridge/freezer, built in wine rack, Rangemaster oven and hob, extractor hood, slate tiled flooring, radiator and power points.

**FIRST FLOOR LANDING**  
 Window to the side aspect, coving, picture rail, power points, fitted carpets and loft access with pull down ladder.

**BEDROOM ONE- 12'2 (3.72m) x 11'11 (3.63m)**  
 Window to the front aspect, coving, radiator, TV point, fitted carpet and power points.

**EN-SUITE- 5'9 (1.77m) x 5'8 (1.74m)**  
 Opaque window to the side aspect, coving, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, fully tiled shower cubicle, radiator, fitted carpet and extractor fan.

**BEDROOM TWO- 10'10 (3.31m) x 11'11 (3.65m)**  
 Window to the rear aspect, coving, radiator, fitted carpets and power points.

**BEDROOM THREE- 8'5 (2.58m) x 9'9 (3.00m)**  
 Window to the front aspect, built in storage cupboard, radiator, TV point, fitted carpets and power points.

**BEDROOM FOUR- 7'7 (2.33m) x 9'7 (2.94m)**  
 Window to the rear aspect, coving, radiator, fitted carpets and power points.

**BATHROOM- 5'9 (1.78m) x 8'3 (2.53m)**  
 Coving, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, panelled bath with over head shower attachment and mixer taps, laminated flooring, radiator with towel rail, fitted carpet and extractor fan.

**GARDEN**  
 Fully enclosed, north facing, well proportioned garden which is mainly laid to lawn, patio area, side access to a timber built storage shed and outside tap.

**GARAGE- 19'1 (5.83m) x 8'11 (2.73m)**  
 Up and over door, pedestrian door to the rear, power and lighting.

**PARKING**  
 Gated off street parking for multiple cars.

# Beech Lodge, Main Street, Skerne, Driffield, YO25 9HS

**DESCRIPTION**  
 Beech Lodge is a beautiful, four bedroom family home sat in the tranquil village of Skerne. Having been upgraded throughout by it's current owners, the property boasts spacious and open plan living. There is ample parking with well proportioned, private rear garden.

The property briefly comprises:- entrance hall, downstairs cloakroom, large lounge into dining area, kitchen with access to the garage, first floor landing with master bedroom and en-suite along with three additional bedrooms and family bathroom. There is a garden to the rear with plenty of off street parking.

**LOCATION**  
 Skerne is a rural village just 3 miles from Driffield. Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.

