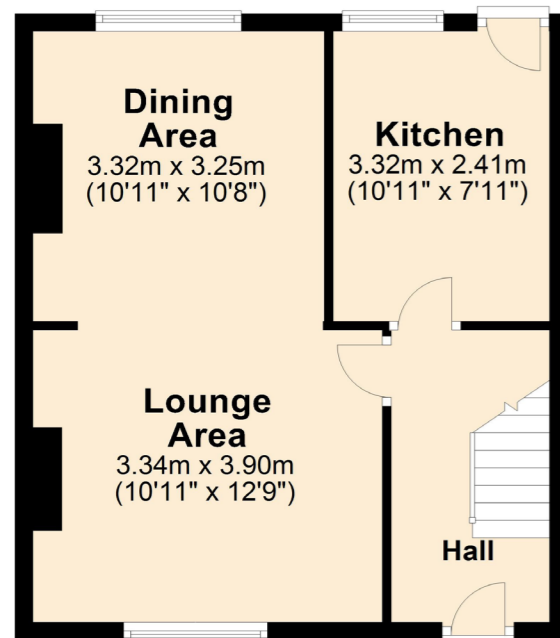
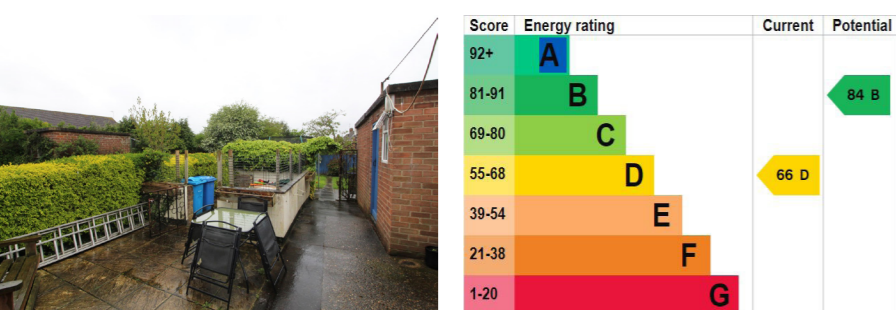
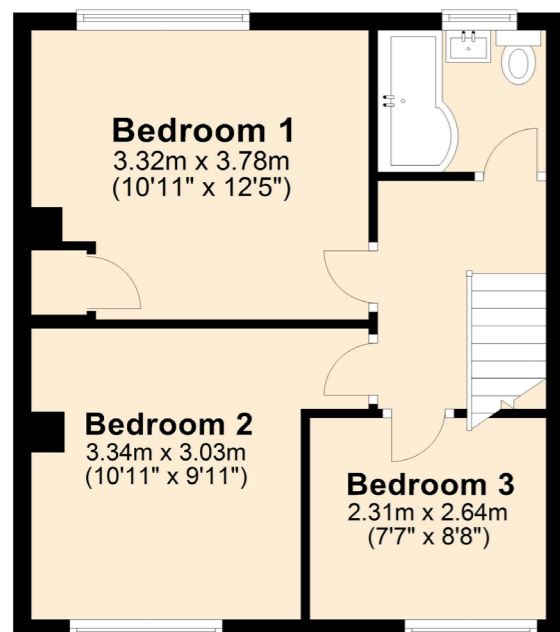


Ground Floor



Floorplan of existing building. Plan produced using PlanUp.

First Floor



£139,950

10 Lambwath Villas, Skirlaugh

HEATING & INSULATION

The property has gas-fired radiator central heating and uPVC double glazing.

SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

TENURE

The property is freehold. Vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'B'.

VIEWING

Strictly by appointment with the sole agent's Beverley office. Tel: (01482) 866844.



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



10 Lambwath Villas, Skirlaugh, HU11 5DS

DESCRIPTION

This terraced house offers excellent value family accommodation in a village setting. The three bedroomed accommodation is within a cul-de-sac just off the village main street and enjoys an enclosed garden providing a safe space for children and pets. The living space includes a generous through lounge/dining area.

SITUATION

The village of Skirlaugh is situated on the A165, to the east of Beverley and north east of Hull. Each of these centres is about 10 miles by road, whilst the property is also conveniently placed for access to the east coast (Hornsea approx 8 miles) and Holderness. The village includes a primary school and convenience store.



THE ACCOMMODATION COMPRISES: **BEDROOM TWO**
Radiator.

GROUND FLOOR

ENTRANCE HALL

Understairs cupboard, radiator and dado rail.

THROUGH LIVING ROOM

Rear chimney breast incorporates an inset living flame gas fire. Two radiators.

KITCHEN

A range of painted cabinets include laminate worktops with a one and a half bowl single drainer sink. Electric oven and hob, plumbing for automatic washing machine, ceramic tiled floor and radiator.

FIRST FLOOR

LANDING

BEDROOM ONE

Wall mounted gas combination boiler. Radiator.

BEDROOM THREE

Radiator.

BATHROOM / WC

Contemporary fittings comprise a shower bath with plumbed shower fitment and splash screen, and vanity units housing a toilet and wash basin. Tiled walls with heated towel radiator.

EXTERNAL

The property has a shallow area of front garden with a privet boundary hedge and a shared side tunnel pedestrian access leads to the rear where there is a semi-detached brick outhouse with electricity connected. A good-sized paved and concreted yard area includes an enclosed section suitable as a dog run. A screen boundary with archway leads through to the garden area which is mainly lawned with a patio and decking. Boundaries are fully fenced, walled or hedged giving good security and privacy. On street parking to the front of the house.