

**Approximate total area\***  
1933.74 sq ft  
179.65 m²



(\*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustration purposes only.

Calculations were based on RICS IPMS '00 standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



**HEATING AND INSULATION**  
The property has oil-fired warm air central heating and extensive double glazing.

**SERVICES**  
Mains water, electricity and drainage are connected to the property. None of the services or installations have been tested.

**TENURE**  
Freehold. Vacant possession upon completion.

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'F' (verbal enquiry only).

**VIEWINGS**  
Strictly by appointment with the agent's Beverley office.



**£365,000**

**8 Bermuda Avenue, Skirlaugh**





# 8 Bermuda Avenue, Skirlaugh, HU11 5HG

A superb spacious timber framed bungalow with nearly 2000 sq ft of internal accommodation. Given the 5 bedrooms (1 en suite) the property offers in its current configuration the property may well suit a family where ease of access and movement around the property is essential. It has been well maintained by the current owners and also has a very large living room, dining room, kitchen and double garage. A really lovely and spacious property. The property has been occupied by the vendors for some time and was extended by them. It has attractive gardens and occupies an end of cul de sac position with open fields to the northern boundary. Some buyers may wish to reconfigure the accommodation to suit their particular needs but others will be delighted with the extensive range of rooms. There is an appealing separation of the accommodation with the living areas towards the front of the property and the bedrooms towards the rear. With extensive double glazing and oil fired warm air central heating the accommodation in full comprises: Entrance Hall, large and light Living Room, further Reception Room, Dining Room opening onto a modern fitted Kitchen with range of appliances, Rear Entrance Porch providing utility space, a spacious Master Bedroom with En Suite Shower Room, a further large Bedroom (currently housing a snooker table), 3 further Bedrooms, a house Bathroom and a separate WC. A spacious driveway with parking for a number of vehicles leads to a Double Garage. There are well maintained lawned gardens to the front and rear. The property is a spacious home all on one level that will suit a range of purchasers and represents a rare opportunity. An early internal inspection is essential to fully appreciate all it offers but our 360 degree tour will provide an invaluable insight in the first instance.

## LOCATION

Skirlaugh is a highly regarded rural village to the east of Beverley. Local amenities include a convenience store with post office, a primary school, church and public house. The village provides good access to Beverley, east Hull via the A165 and the East Yorkshire coast.



## ACCOMMODATION

Entrance Hall - with a number of cupboards.

Living Room - a spacious and well lit room with over 400 sq ft of floor space and large windows to two aspects.

Further Reception Room

Dining Room - a spacious room with an archway to....

Kitchen - a modern fitted kitchen with a range of base and wall mounted units and fitted appliances including a dishwasher, electric double oven, hob and fridge freezer.

Rear Entrance Porch - with glazing to three sides and also providing utility space.

Master Bedroom - a spacious double bedroom with extensive fitted furniture.

En Suite Shower Room - with a three piece suite including a shower unit.

Bedroom - a spacious double bedroom with fitted furniture and currently housing a snooker table.

Bedroom - a double bedroom with wardrobe.

Bedroom - a double bedroom with wardrobe.

Bedroom - a single bedroom with a fitted wardrobe and currently used as a study.

Bathroom - a three piece suite with a shower over the bath.

Separate WC

Outside - There are very well maintained gardens to the front and rear of the property, largely laid to lawn with beds and borders. The rear garden has a timber summerhouse, greenhouse and high hedging to perimeters. There are open fields to the north of the rear garden.

Driveway - a spacious driveway with parking for a number of vehicles leads to a....

Double Garage-a good sized garage with remotely operated up and over door, power and light.

Boiler Room - accessed from outside the boiler room. Sits between two of the bedrooms and houses an oil tank, boiler and heat exchanger.

