



April Cottage
Main Street
Skerne, YO25 9HT

ASKING PRICE OF

£175,000

2 Bedroom Semi-Detached House



 2
  1
  1
  Off Road Parking
  Electric Heating

April Cottage Main Street , Skerne, YO25 9HT

'April Cottage' is a relatively modern home set within a semi-rural setting that not only benefits from being within metres of open countryside, it is also only two miles from Driffield with all its amenities. The cottage offers accommodation that includes a wealth of more traditional features such as beamed ceilings in the kitchen and lounge areas plus log burning stove and two bedrooms on the first floor plus large landing and house bathroom.

There is off-street parking to the front as well as an enclosed area of garden to the rear.

SKERNE

Skerne is a village and former civil parish, now in the parish of Skerne and Wansford. The village is situated 1 mile to the south of the River Hull and the Driffield Canal. It is approximately 2 miles south-east from Driffield and 2 miles north-east from Hutton Cranswick.



Dining Room



Kitchen



Bathroom



Bedroom

Accommodation

ENTRANCE INTO:

BREAKFAST KITCHEN

11' 7" x 9' 8" (3.55m x 2.96m)

Fitted with a range of kitchen units including base and drawer units with worktops over plus wall mounted cupboards to match. One and a half bowl stainless steel sink with single drainer and mixer tap. Integrated electric hob with extractor over and electric oven. Space and plumbing for automatic washing machine, quarry tiled floor and electric storage heater. Beamed ceiling feature and stable style door to the rear.

LOUNGE

13' 9" x 11' 7" (4.2m x 3.55m)

With open plan staircase leading off to the first floor, this being a quarter-turn staircase with spindled bannister. Fireplace with log burning stove and timber overmantel plus tiled hearth. Electric storage heater and laminate floor.

Leading into:

DINING ROOM

11' 8" x 11' 0" (3.57m x 3.36m)

With fitted laminate flooring, beamed ceiling feature and wall

light point. French doors onto the rear garden. Electric storage heater.

FIRST FLOOR

LANDING

A spacious landing with further access into:

BEDROOM 1

11' 8" x 9' 10" (3.56m x 3m)

With sloping ceilings and electric storage heater.

BEDROOM 2

11' 10" x 10' 2" (3.61m x 3.12m)

With sloping ceilings and electric storage heater.

BATHROOM

With suite comprising panelled bath, pedestal wash hand basin and low level WC. Splashback tiling around the bath. Separate shower enclosure.

OUTSIDE

The property stands back from the road behind an expanse of front forecourt which provides off-street parking. To the rear of the property is an enclosed area of garden/yard.



Bedroom

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 76 square metres.

CENTRAL HEATING

The property benefits from Economy 7 storage heaters.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

Mains water and electricity. Private drainage.

COUNCIL TAX

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating E.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent. Floor plans are for illustrative purposes only.

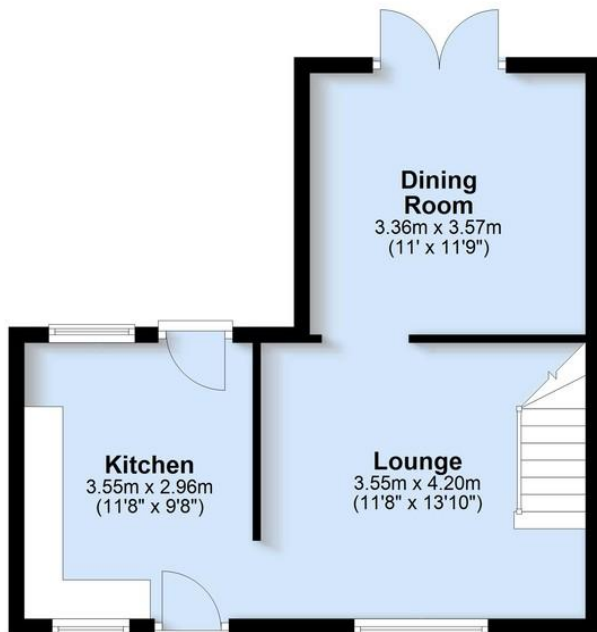
VIEWING

Strictly by appointment with Ulllyotts.

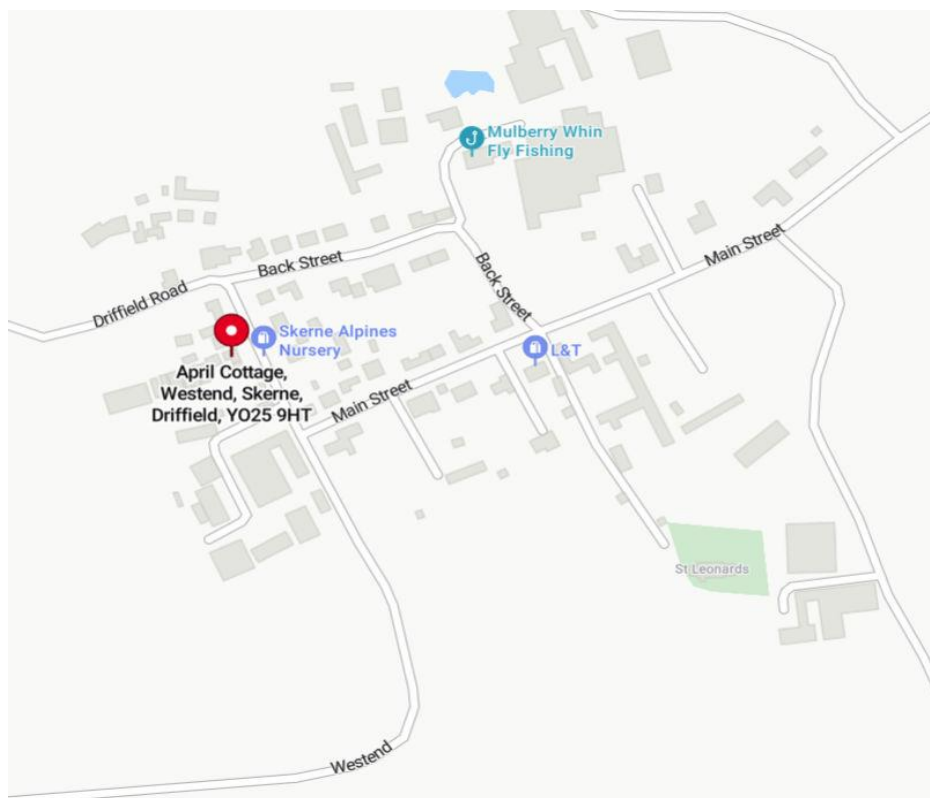
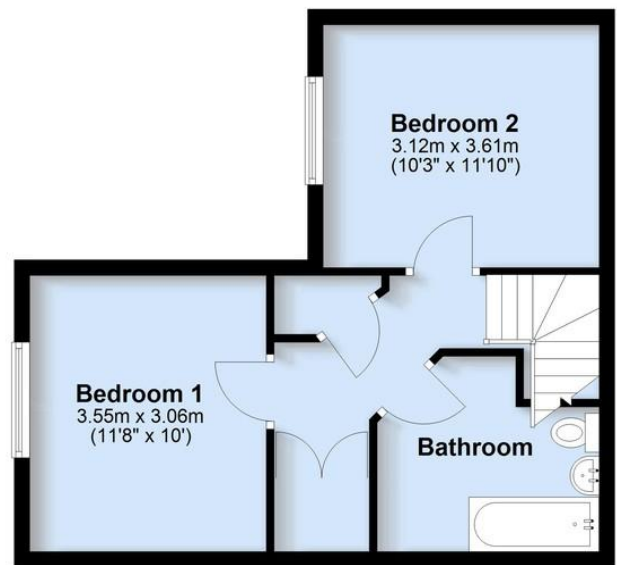
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 76 sq m

Ground Floor



First Floor



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■ Ulllyotts ■

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