

staniford grays



15 Rothesay Court, Skirlaugh, HU11 5DG

£135,000





15 Rothesay Court

Skirlaugh, HU11 5DG

- PRICED TO SELL
- PARKING TO THE REAR
- UPDATED BY THE CURRENT OWNERS
- EARLY VIEWINGS RECOMMENDED
- LARGE MODERN KITCHEN
- TWO BEDROOMS
- POPULAR LOCATION

An attractive and well-proportioned townhouse situated within the village of Skirlaugh. Benefits from uPVC double glazing and comprises: entrance hall, living room, breakfast kitchen, two bedrooms and bathroom. Outside open frontage with rear courtyard providing parking.

£135,000



ACCOMMODATION COMPRISES

ENTRANCE HALL

With uPVC double glazed entrance door and sidescreen. And door leading into the:

LIVING ROOM

15'0" x 12'1" (4.57 x 3.68)

With a central focal point provided via a cast iron log burning fire, television aerial point, uPVC double glazed window to the front and stairs to the first floor.

DINING KITCHEN

12'0" x 10'2" (3.66 x 3.10)

Fitted with a range of matching base and wall units incorporating wooden work surfaces, tiled splashbacks, halogen hob, eye level electric oven, plumbing for washing machine, resin sink, with mixer tap, integral dishwasher, uPVC double glazed window and rear entrance door, feature radiator, store cupboard.

FIRST FLOOR LANDING

With built-in airing cupboard, loft access.

BEDROOM ONE

12'1" x 10'1" (3.68 x 3.07)

With uPVC double glazed window, radiator and recessed cupboard.

BEDROOM TWO

12'1" x 8'8" (3.68 x 2.64)

With uPVC double glazed window, radiator.

HOUSE BATHROOM

Panelled bath with electric shower over, wash basin in vanity unit, low suite wc, radiator set within part tiled surrounds,

EXTERNAL

The property has an open street level frontage, a courtyard style rear garden which contains a decked and paved seating area, set within fenced perimeters and offers a car parking space to the rear.



AGENTS NOTE

Skirlaugh is a popular and thriving village community which lies to the east of Beverley; a location that provides convenient access to Hull, Beverley, East Yorkshire coast and wolds as well as the local commuter infrastructure. Leave Beverley along the A1035 heading east passing the villages of Tickton and, exit right at the White Cross roundabout onto the A165 (signposted for Hull) passing through the village of Long Riston and into Skirlaugh where 15 Rothesay Court is situated on the main street to the left.

COUNCIL TAX:

We understand the current Council Tax Band to be A

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Stanford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS DISCLAIMER : PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

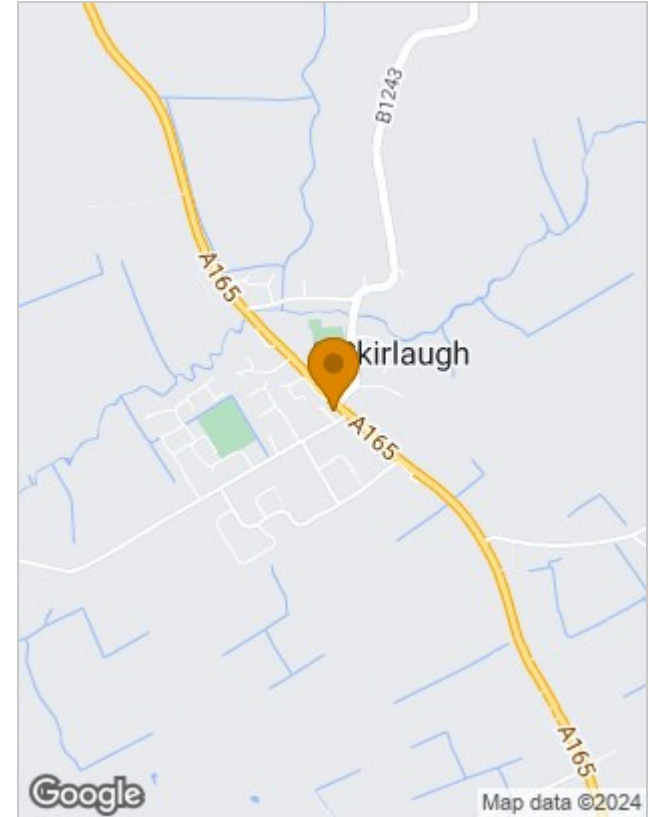
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



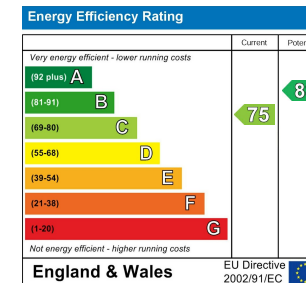
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.