

staniford
grays



4 Risby Garth, Skidby, Cottingham, HU16 5UE

£375,000





4 Risby Garth

Cottingham, HU16 5UE

- PRIVATE CUL-DE-SAC POSITION
- NO ONWARD CHAIN
- VERSATILE LAYOUT
- UP TO 3 BEROOMS
- 3 RECEPTION ROOMS
- CORNER PLOT
- SCOPE FOR REFURBISHMENT
- DECEPTIVELY SPACIOUS
- SECLUDED GARDENS

A truly individual, 3 Bedroom dormer bungalow home being larger than an initial glance would suggest.

Well positioned in a discreet Cul-De-Sac setting in a popular Skidby setting. Benefitting from an established corner plot position with further scope for improvement.

Internally a well presented and versatile layout comes ideally suited for a range of applicants, including downsizers looking for the flexibility of both ground and first floor accomodation.

The arrangement of living space comprises; Entrance Hallway, open plan Reception Lounge, Dining Room/Reception 2, Conservatory, Breakfast Kitchen, Utility Room, Study/Bedroom three and separate W.C.

To the first floor level a central landing give access to Two Double Bedrooms with Bathroom and separate W.C. to the Main Bedroom.

Ample parking provision is provided to the driveway with a double integral garage with private and generous gardens to the rear.



£375,000



ACCOMMODATION COMPRISES

ENTRANCE HALLWAY 25'7" x 6'2" (7.81 x 1.88)
Accessed via a uPVC double glazed entrance door, providing access to ground floor reception spaces with return staircase approach to first floor level.

CLOAKROOM/ WC
With uPVC double glazed window to the frontage in privacy finish, with low flush WC and pedestal wash hand basin.

BREAKFAST KITCHEN 14'4" x 15'9" (4.37 x 4.82)
With uPVC double glazed windows to the front and side elevations. Appointed with lined oak style kitchen in a Shaker finish with complimentary work surfaces over, wall and base units and tiling to splashback area. Mid level oven, five ring gas hob with farmhouse style concealed extractor canopy over, and a half bowl sink and drainer, inset spotlights to ceiling, space for a number of white goods and integrated fridge and freezer. Leads to...

UTILITY ROOM 11'0" x 7'3" (3.36 x 2.23)
With further wall and base units, uPVC double glazed door to the garden outlook, wall mounted boiler, sink and drainer with mixer tap and access to integral garage.

RECEPTION LOUNGE 14'11" x 16'3" (4.56 x 4.97)
Generously proportioned reception space with uPVC vertical windows to the side elevation. A central focal point is provided via a gas fire insert with granite hearth and surround and being appointed in a traditional style. Sliding doors through to...

CONSERVATORY EXTENSION 12'7" x 13'5" (3.85 x 4.09)
With tiled floor coverings, quarter height wall with uPVC double glazed mounted units. Double doors leading to garden outlook and Victorian style roof pitch.

DINING ROOM 15'9" x 12'10" (4.82 x 3.92)
With uPVC double glazed windows to the side elevation. A versatile second reception space that has potential to be used as a sitting room also and sliding doors to the rear garden outlook.

GROUND FLOOR STUDY/ BEDROOM THREE 15'1" x 10'1" (4.60 x 3.09)
With uPVC double glazed window to the frontage. Having been used previously as a dedicated study, but given the generous room proportions could potentially be appropriately used as a ground floor bedroom space.



FIRST FLOOR LANDING

Leading to two double bedrooms and shower room with cupboard housing hot water cylinder with fitted shelving and loft access point.

BEDROOM ONE 15'11" x 17'6" at longest and widest point (4.87 x 5.34 at longest and widest point)
With uPVC double glazed window to side, of double bedroom proportions with fitted wardrobes to full wall length with hanging rails.

ENSUITE WC 8'11" x 5'8" (2.73 x 1.73)
With Velux roof light, low flush WC and basin inset to vanity unit.

BEDROOM TWO 10'7" x 17'10" (3.25 x 5.45)
Of double bedroom proportions with sliding wardrobes to full wall length, eaves storage and uPVC double glazed window to side,

HOUSE BATHROOM 10'4" x 8'11" (3.15 x 2.73)
With Velux roof light, smartly appointed with low flush WC, pedestal wash hand basin, corner bath, free standing shower cubicle with Aqualisa shower head and console.

EXTERNAL
Risby Garth itself remains conveniently positioned in the delightful and picturesque village of Skidby, offering access to a number of similarly styled homes in a private and discreet setting, with the subject dwelling enjoying a corner cul-de-sac position.

A brick set entrance drive offers generous parking provision for numerous vehicles, in turn leading through to integral garage.

Mature and private gardens wrap around the property with gated access and patio terrace extending from the immediate building footprint. A laid to lawn grass section features with well stocked herbaceous planting, shrubbery, borders and edging to perimeter boundaries. External tap and light points.

GARAGE 18'7" x 16'0" (5.67 x 4.90)
With up and over access door, integral access to utility room and further loft storage access point.

COUNCIL TAX:
We understand the current Council Tax Band to be E

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@stanfordsg.com.

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

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PROPERTY MISDESCRIPTIONS ACT 1991

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Floor Plans



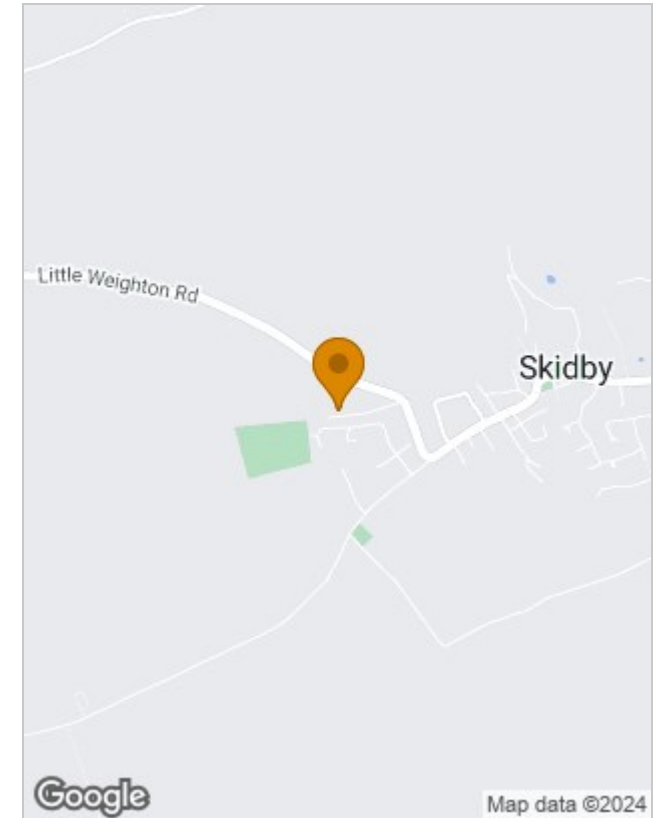
Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

