



Trinity Garth, Skidby, East Riding of Yorkshire  
Guide Price £260,000 - £270,000





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### KEY FEATURES

- Extended Living Space
- Open Plan Kitchen
- Tranquil Location
- Ground Floor Bedroom with Ensuite
- Garage and Driveway
- Private Garden
- Semi Detached Property
- Council Tax Band B
- Modern Family Home
- EPC Rating E



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## DESCRIPTION

For sale is this exceptional semi-detached property, boasting a generous layout with four bedrooms. Situated in a tranquil location known for its green spaces and local community, this property offers a peaceful lifestyle that is hard to rival.

Upon entering this secure gated property, you'll find off-street parking and an inviting entrance that leads into a remarkable open-plan living space, boasting a play room, kitchen/diner and family living room. Modern and stylish, with a warm log burner, creating a cosy atmosphere that is perfect for relaxation or entertaining guests.

The heart of the home is the recently refurbished kitchen/diner, featuring an open-plan design that naturally blends cooking, dining, and living spaces. The kitchen offers views to the garden, allowing natural light to fill the room throughout the day with the additional feature of a bespoke lantern roof.

The large and spacious landing with kite winder staircase offers an abundance of light and space, leading to the large master bedroom. The home also boasts another two double bedrooms on the first floor and a family bathroom, fitted with a three-piece suite and tiled floor for your comfort. The fourth bedroom is situated on the ground floor and comes with an ensuite facility, offering privacy and convenience. Although currently used as a fourth bedroom, this space could have many uses, including an office, snug or utility room.

Outside, you'll find a beautiful private garden, a garage, and a lovely view that enhances the charm of this property.

This extended family home is bright, spacious, and situated in a popular location. An opportunity not to be missed.





## PARTICULARS OF SALE

### Hall

**3.64m x 1.87m (11'11" x 6'1")**

A spacious hall welcoming you into the family home. UPVC door and double glazed windows invite natural light.

### Snug

**3.94m x 3.06m (12'11" x 10'0")**

A space used as a playroom and snug with access to open plan kitchen/diner.

### Kitchen/Diner

**7.31m x 3.63m (24'0" x 11'11")**

A recently extended living space creating an open plan kitchen/diner. With a breakfast bar in the centre under the lantern roof, this space is flooded with natural light. The fitted kitchen also benefits from an electric range cooker, built in washing machine, built in full size dishwasher, built in fridge and free standing fridge freezer that can all be included in the sale. The only thing you need to worry about is finding time to take in the open views of the garden.

### Living Room

**4.40m x 3.80m (14'5" x 12'6")**

Cosy and open plan, the lounge space is adorned with a large window to front elevation, a log burning fire and decorated in neutral colours.

### Bedroom Four

**2.76m x 2.63m (9'1" x 8'7")**

A welcome addition of a fourth bedroom, which could also be used as an office space, utility room or snug.

### Ensuite

**1.94m x 1.53m (6'5" x 5'0")**

A spacious ground floor ensuite with tiled cubicle electric shower, WC, sink basin and heated towel rail.

### Landing

Large open space with natural light, neutrally decorated and carpeted.

### Bedroom One

**4.28m x 3.04m (14'0" x 10'0")**

A large master bedroom with window to front elevation, built in wardrobes, carpeted and neutrally decorated.

### Bedroom Two

**2.88m x 2.82m (9'5" x 9'4")**

A generous space offering open views to the rear of the property.

### Bedroom Three

**2.31m x 3.17m (7'7" x 10'5")**

An ample sized third bedroom with space for a small double bed, fantastic views to the rear of the property. Bright and airy.

### Family Bathroom

**2.65m x 1.68m (8'8" x 5'6")**

Tiled floor and double glazed boasting 3 piece suite with shower over bath.



### Outside

Enter the front of this through secure gates to ensure your safety and privacy. Parking for several vehicles at the front, secondary gates providing access to the side of the property and garage. To the rear is a large garden mainly laid to lawn but featuring a patio area and established planting. Perfect for family, friends and celebrations.

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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: B

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

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## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

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## HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

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## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

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## ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

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## AGENTS NOTE

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All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

## A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

FLOOR PLANS

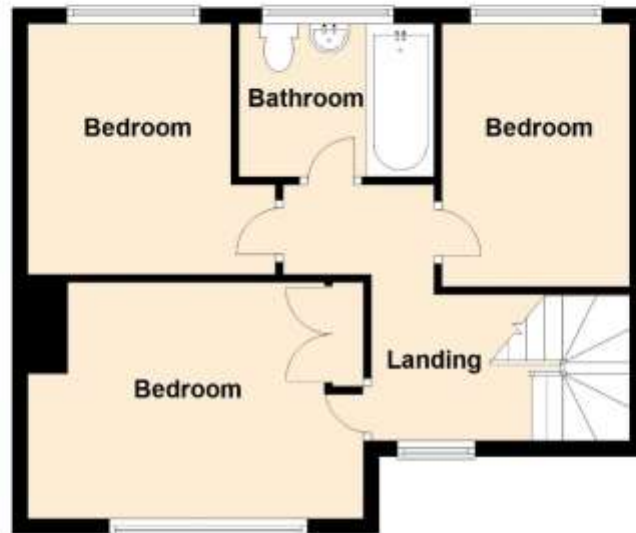
Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

