



Main Street, Skidby, East Riding of Yorkshire
Asking Price £275,000





KEY FEATURES

- Picturesque Village Setting
- Charming Dormer Bungalow
- Three Double Bedrooms
- Family Bathroom, Separate W.C. & First Floor Shower
- Through Lounge Diner & Conservatory
- Breakfast Kitchen
- Gardens, Garage & Off Road Parking
- Council Tax Band D
- Total Room Area 120 Square Metres
- Tenure Freehold
- EPC rating D



DESCRIPTION

Set within the picturesque village of Skidby is this charming Chalet Style Bungalow with pretty GARDENS, GARAGE and OFF STREET PARKING to the rear.

The accommodation includes: A welcoming HALLWAY with doors to the SNUG and through LOUNGE /DINING ROOM with adjoining CONSERVATORY, a lovely room , enjoying pleasant views over the rear garden.

There is a BREAKFAST KITCHEN, ground floor BEDROOM, BATHROOM and separate W.C.

Stairs lead up to the TWO DOUBLE BEDROOMS and the SHOWER ROOM on the first floor .

Outside there are delightful GARDENS to front and rear, adorned with beautiful mature trees and shrubbery.

There is easy access to the GARAGE and off road parking to the rear.

For Sale with NO ONWARD CHAIN, viewing is highly recommended!

Location

The picturesque village of Skidby is famous for the Windmill landmark and ideally placed for access to all West Hull villages, the Humber Bridge and the A63/M62 motorway link via the Northern Approach Road which runs to the east of the village. The village of Cottingham lies some 3 miles to the east and has a good array of shops. The historic town of Beverley lies some 5 miles to the North. The village of Cottingham lies some 3 miles to the east and has a good array of shops. The historic town of Beverley lies some 5 miles to the North.

Directions

From Lovelle Estate Agency, Cottingham, head north along King Street. At the roundabout, take the 1st exit onto Northgate, At the roundabout, take the 2nd exit onto Harland Way/B1233. At the roundabout, take the 2nd exit onto Main Street. Continue until you arrive at number 81 on the left.





PARTICULARS OF SALE

Entrance Hall

A double glazed door opens to the welcoming hallway with doors to the ground floor accommodation and stairs taking you up to the first floor.

Study/ Snug

3.63m x 3.32m

A light and airy room with two windows to the front elevation, a lovely room to work in or just to sit and relax.

Lounge

4.82m x 3.67m

A sizeable lounge with double glazed window to front elevation and open to the dining area.

Dining Area

2.65m x 3.65

Open from the lounge is the dining area with patio doors opening to the conservatory, creating a lovely space to entertain family and friends.

Conservatory

3.01m x 2.70m

Adjoining the dining room is the conservatory, enjoying views over the pretty rear garden.

Breakfast Kitchen

3.53m x 2.97m

The breakfast kitchen has a range of fitted units with tiled splashbacks, contrasting work surface incorporating the breakfast Built in oven with electric hob and extractor hood. Stainless steel sink with mixer tap. Vinyl flooring and double glazed window to rear elevation. Door to lobby.

Lobby

0.00m x 0.00m (0'0" x 0'0")

The lobby has useful storage cupboards and a double glazed door providing access to the side elevation.

Ground Floor W.C.

1.65m x 0.74m

With low level toilet and wash basin.

Bathroom

2.52m x 1.93m

The bathroom has tiling to the walls with a P shape bath with shower over and glazed screen, vanity wash basin and low level W.C.

Ground Floor Bedroom

4.0m x 2.71m

A double bedroom on the ground floor with double glazed window and radiator.

Bedroom One

4.38m x 3.69m

A double bedroom on the first floor with double glazed window and radiator.



Bedroom Two

3.59m x 3.35m

A further double bedroom on the first floor with double glazed window, radiator and storage into eaves.

Shower Room

1.97m x 1.73m

Part tiled shower room with shower cubicle, low level W.C and pedestal wash basin. Velux window to ceiling and towel heater.

Gardens

A wrought iron gate opens to the pathway leading to the front entrance door. There is a lawn with mature trees and shrubbery to borders.

The pretty rear garden is mainly laid to lawn, adorned with mature trees and colourful shrubbery.

Garage

There is a ten foot to the rear of the property providing easy access to the garage and off street parking.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: D

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

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

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.

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.

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.

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.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

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		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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)

