



Manor Garth, Skidby, East Riding of Yorkshire  
Asking Price £399,950





### KEY FEATURES

- FIVE BEDROOMS
- DETACHED HOUSE
- GARDEN ROOM
- KITCHEN DINER
- VILLAGE LOCATION
- LARGE RECEPTION ROOMS
- FAMILIES
- CLOSE TO SCHOOLS
- COUNTRY WALKS
- TOTAL SPACE 178 SQUARE METRES
- EPC rating C



## DESCRIPTION

Embrace the spirit of cosy living in this awe-inspiring five-bedroom, two-bathroom residence spanning two generous levels of comfort. Your adventure begins on the ground level, hosting an inviting living room warmed by a charming fireplace housing a log burner, an efficiently designed kitchen complete with a selection of fitted appliances, a practical utility room, a useful WC, and a garage. Upstairs reveals a haven of relaxation with 5 serene bedrooms and 2 luxurious bathrooms fitted with both shower and bath facilities, adding an exquisite touch of grandeur to the daily routine.

But the allure doesn't stop within these walls. Situated in a vibrant neighbourhood brimming with life and attraction, unique gems surround this property. Delight in soulful evenings at the nearby "Half Moon" bar or enjoy delectable feasts at "The Millhouse Restaurant & Bar", both offering heart warming local charm. The historic marvel, "Skidby Mill" tourist attraction, is just a short stroll away. Families with children can benefit from the proximity to "Skidby Church of England Primary School". Experience unparalleled living in a house designed with sophistication and enhanced by a community teeming with culture and warmth.





## PARTICULARS OF SALE

### Hallway

**2.03m x 4.14m (6'8" x 13'7")**

Enter through the front door, stairs leading to first floor accommodation, doors leading to lounge, kitchen diner and downstairs WC.

### Lounge

**3.20m x 6.61m (10'6" x 21'8")**

Filled with natural light from large window to front elevation and French doors at the rear that open into the private rear garden.

### Kitchen Diner

**2.98m x 7.82m (9'10" x 25'8")**

Natural light fills the large kitchen diner that is large enough for the whole family and entertaining. A mix of contemporary base and wall units with contrasting worktops, including breakfast bar, and white butcher block splash back tiling.

### Utility Room

**1.99m x 2.43m (6'6" x 8'0")**

The utility room provides extra storage for appliances and storage that is often required with modern day living. This spacious utility also leads to a rear entrance hallway for the rear garden.

### Guest WC

**2.00m x 1.23m (6'7" x 4'0")**

Featuring a low flush WC and hand basin.

### Bedroom One

**4.13m x 4.94m (13'6" x 16'2")**

The principal bedroom benefits from large proportions, natural light from the large window and private en-suite.

### En-suite

**0.91m x 2.22m (3'0" x 7'4")**

Featuring a three piece suite comprising of walk in shower, hand basin and low flush WC.

### Bedroom Two

**5.63m x 3.98m (18'6" x 13'1")**

A large double bedroom to the rear of the property that has a useful dressing or study area.

### Bedroom Three

**3.27m x 3.73m (10'8" x 12'2")**

A large double bedroom to the front elevation with storage area over stairs.

### Bedroom Four

**3.70m x 2.49m (12'1" x 8'2")**

A large bedroom to the front elevation.

### Bedroom Five

**2.70m x 2.78m (8'11" x 9'1")**

A large bedroom to the rear elevation.



### Family Bathroom

**3.94m x 1.70m (12'11" x 5'7")**

A large family bathroom to the rear elevation featuring a four-piece suite comprising of walk in shower, bath, hand basin and low flush WC.

### Garage

**3.79m x 6.24m (12'5" x 20'6")**

A large garage with electric roller door to the front and private personnel door to the private rear garden.

### Garden Room

**4.74m x 4.92m (15'7" x 16'1")**

A large separate room in the rear garden with glass bi-fold doors. Currently used as an entertaining space for social gatherings, this could be used for a range of different uses including home office, hobby room or games room.

### Outside

To the front is a private driveway providing parking for several vehicles and garden laid to lawn.

To the rear of the property is a private enclosed garden featuring a large patio area that leads to the garden room and lawned area. This property provides entertaining space for the whole family.

---

## TENURE

The tenure of this property is Freehold.

---

## SERVICE CHARGE

---

## LOCAL AUTHORITY

Council tax band: E

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:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

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		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

191.17 m<sup>2</sup>

2057.74 ft<sup>2</sup>

Reduced headroom

1.99 m<sup>2</sup>

21.42 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 1C standard.

GRAFPE360

