



Little Weighton Road, Skidby, East Riding of Yorkshire

OIRO £249,950





KEY FEATURES

- Sought After Village Location
- Semi Detached Bungalow
- Countryside Views
- Two Bedrooms & Loft Area
- Sizeable Lounge
- Breakfast Kitchen
- Modern Bathroom
- Garden & Off-Road Parking
- Council Tax Band C
- Total Room Area 96 Square Metres
- EPC rating D



DESCRIPTION

Enjoying open aspects this spacious family home occupies a sizeable plot, nestled within the pretty village of Skidby

This charming SEMI DETACHED HOME has been enhanced by the current owner to present a turn key opportunity, ready to move into.

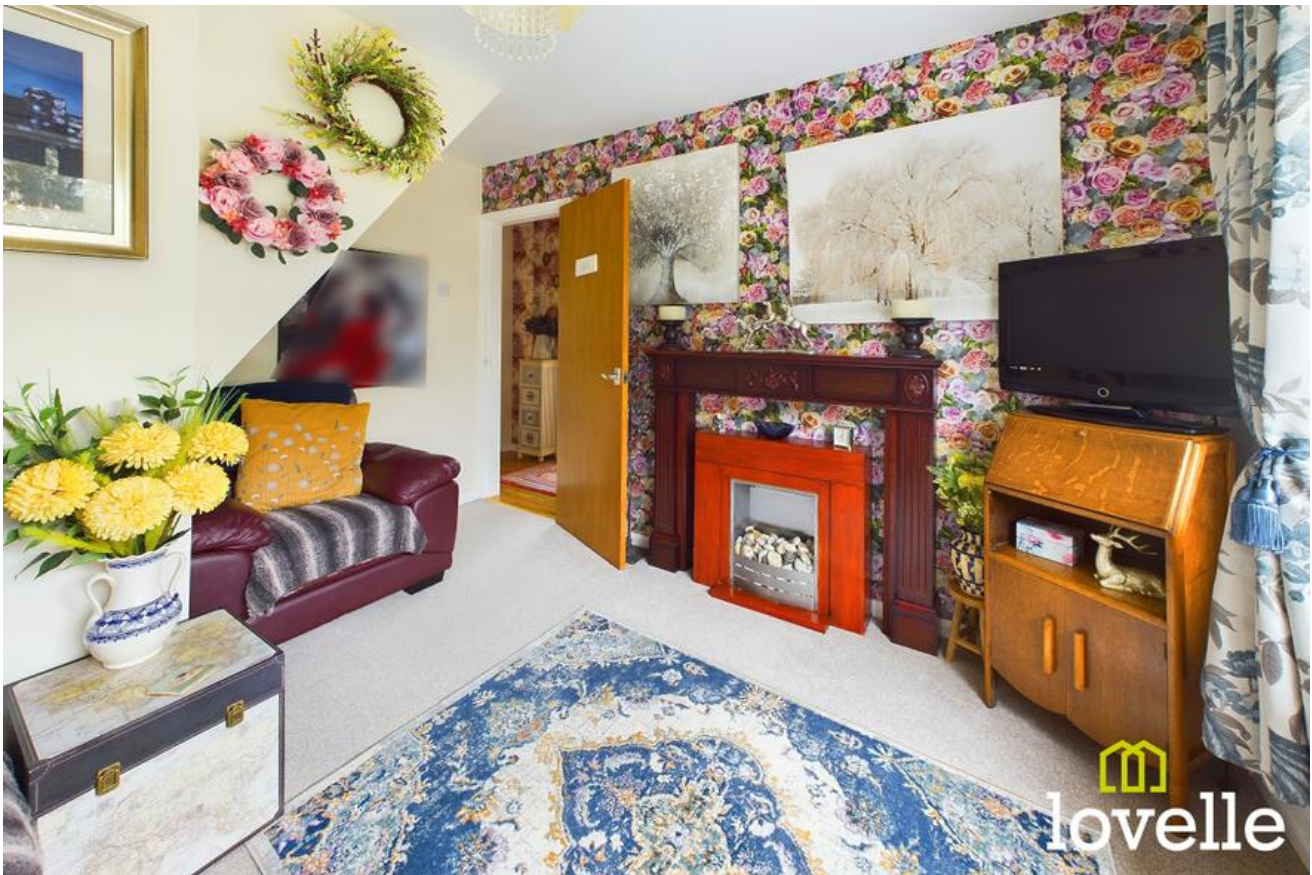
The generously proportioned accommodation includes a modern BATHROOM and TWO ground floor bedrooms, one of which is currently used as the SNUG both enjoy stunning views of open countryside to the front elevation.

There is a comfortable LOUNGE with stairs taking you up to the useful LOFT room with EN SUITE shower. French doors open from the lounge to the CONSERVATORY/ DINING AREA being open to the BREAKFAST KITCHEN, creating a lovely space for entertaining family and friends.

Outside there are pretty, easy to maintain GARDENS to front and rear with decorative stone chipped area to the front creating ample off road parking space.

VIEWING IS HIGHLY RECOMMENDED!





PARTICULARS OF SALE

Entrance & Hallway

Entrance if via the upvc door to the side elevation opening to the hallway, welcoming you in to view the generously proportioned accommodation.

Lounge

3.15m x 5.5m (10'4" x 18'0")

The comfortable lounge has French doors opening to the conservatory/ dining area, a lovely room for the family to relax and unwind at the end of the day.

A door opens to the staircase leading to the loft room.

Breakfast Kitchen

2.87m x 4.49m (9'5" x 14'8")

The breakfast kitchen is well laid out for the culinary member of the family with a good range of fitted units to base and walls with contrasting work surface and tiled splashbacks. Built in oven and five ring gas hob with stainless steel extractor hood above. Space and plumbing for washing machine and dishwasher. Wall mounted central heating boiler. Double glazed window to the side elevation and an opening to the conservatory.

Conservatory/ Dining Area

2.75m x 5.4m (9'0" x 17'8")

Open from the breakfast kitchen the conservatory is currently used as the dining area, enjoying views over the rear garden, creating a lovely space for entertaining family and friends.

Bedroom One

2.87m x 3.33m (9'5" x 10'11")

A double bedroom with double glazed window to front elevation, enjoying views of open countryside, lovely views to wake to in the morning.

Bedroom Two/ Snug

3.11m x 3.68m (10'2" x 12'1")

Currently used as the snug, this cosy room has a double-glazed window to the front elevation enjoying views over the garden and countryside.

Family Bathroom

1.67m x 2.52m (5'6" x 8'4")

The ground floor bathroom has a panelled bath with overhead shower, pedestal wash basin and low-level W.C. Chrome towel heater and two double glazed windows.

Loft Area

4.91m x 6.31m (16'1" x 20'8")

A useful loft space with double glazed window to side elevation and Velux window to rear. Ample storage space and door into En Suite

En Suite

1.62m x 1.89m (5'4" x 6'2")

A door opens from the loft area into the En suite with shower cubicle, low level w.c. and pedestal wash basin. Velux window and laminate flooring.



Gardens

Pretty gardens to front and rear, easy to maintain with artificial grass and a paved patio area, ideal for dining "al fresco" Steps take you up to a further paved area with attractive shrubbery and gated access to the elevated seating area, a lovely quiet spot to enjoy the late evening sunshine.

Parking

Gated access opens to the decorative stone chipped area, creating ample off road parking space and a pathway leading to the rear of the bungalow.

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.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: C

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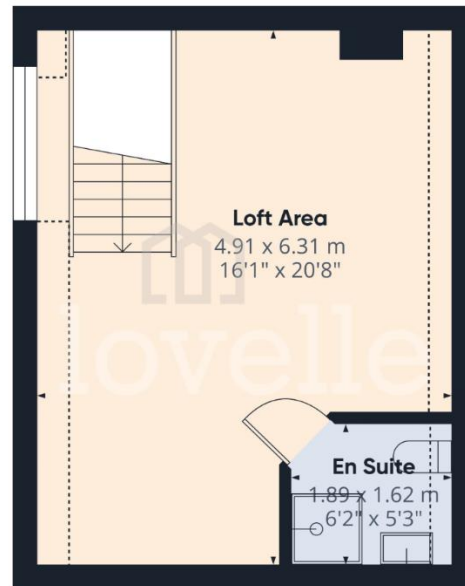
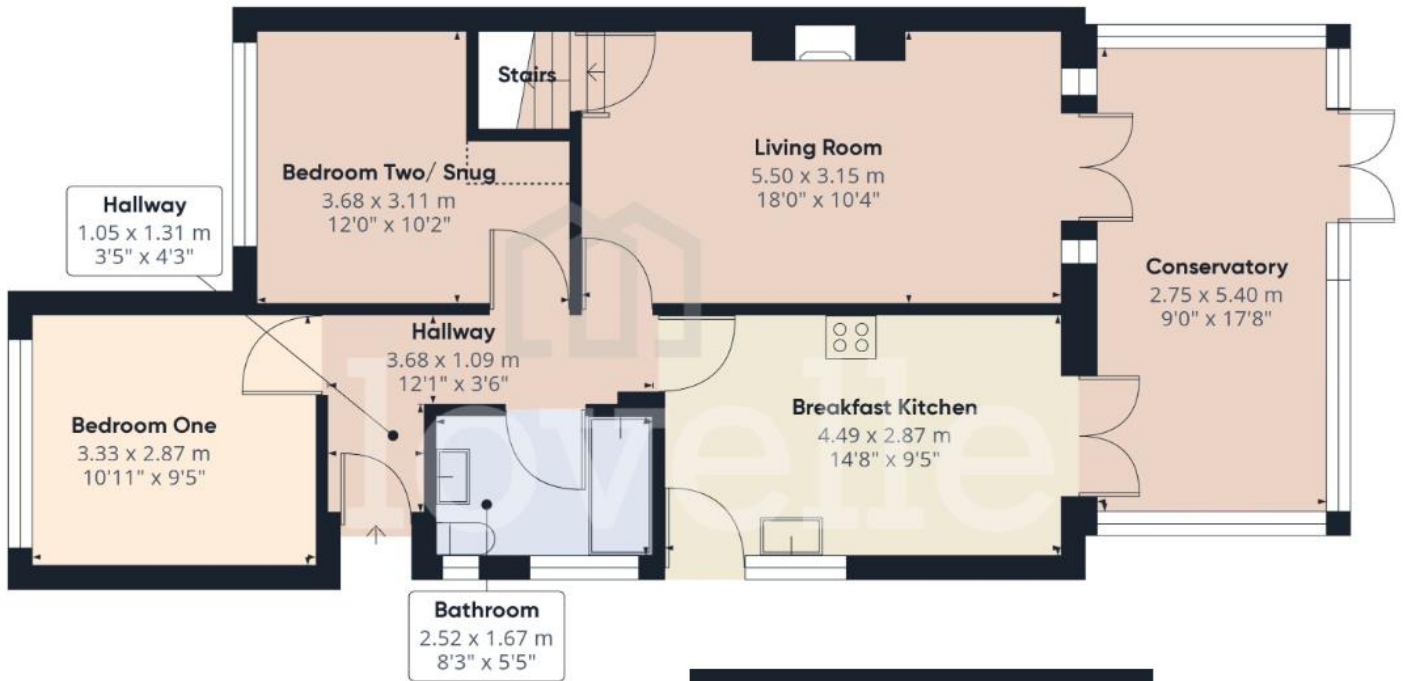
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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	59 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



MAP

