



Manor Garth, Skidby, East Riding of Yorkshire  
Asking Price £340,000







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### KEY FEATURES

- DETACHED HOUSE
- FOUR BEDROOMS
- DRIVEWAY
- GARAGE
- PRIVATE GARDEN
- TWO RECEPTION ROOMS
- CONSERVATORY
- VILLAGE LOCATION
- CLOSE TO SCHOOLS
- TRANSPORT LINKS
- EPC rating C



## DESCRIPTION

Welcome to this beautifully presented four bedroom detached house featuring several reception rooms, conservatory and spectacular garden perfect for entertaining the whole family.

As you enter the spacious hallway you have the lounge to the side, the perfect space for the family to come together to catch up or relax. At the end of the hallway is the modern and stylish kitchen, which in turn leads to the dining room and conservatory, perfect for hosting friends and the wider family. Upstairs are four generous bedrooms, the principal suite with en-suite and a family bathroom.

To the front of the property is a large driveway providing parking for several vehicles and access to the integral garage.

To the rear of the property is the enclosed private garden, featuring multiple patios for seating, a large lawn and several established bedding areas you can enjoy this garden all year round.

Viewing on this property is a must to experience everything that is on offer!







## PARTICULARS OF SALE

### Hallway

1.68m x 4.99m (5'6" x 16'5")

Enter this spacious hallway through the private front door. Access to lounge, kitchen, guest WC and stairs leading to first floor accommodation.

### Lounge

3.57m x 5.5m (11'8" x 18'0")

A spacious lounge with large window to the front elevation that allows light to flow through. This room is great for the whole family to come together, relax and socialise.

### Kitchen

4.51m x 2.9m (14'10" x 9'6")

This stylish and contemporary kitchen is filled with light from the window overlooking the rear private garden. Featuring a mix of white base and wall units with contrasting worktops and a vibrant royal blue splashback, your guests will be wowed by the style. The kitchen also features a range of fitted appliances providing convenience for modern day living.

### Dining Room

3.59m x 3.38m (11'10" x 11'1")

Situated off the kitchen and leading to the conservatory this dining room is ideal for entertaining the whole family and guests. These rooms seamlessly flow for ease and comfort.

### Conservatory

2.88m x 3.36m (9'5" x 11'0")

When not used for entertaining this is the perfect place to unwind and relax taking in views of the private rear garden. The French doors open into the garden, perfect for those sunny days.

### First floor living accommodation

2.94m x 2.1m (9'7" x 6'11")

The landing provides access to the bedrooms and family bathroom. Hatch into loft.

### Bedroom One

3.66m x 3.66m (12'0" x 12'0")

The principal suite features a range of fitted wardrobes, window to the front elevation and private en suite.

### En Suite

2.59m x 1.43m (8'6" x 4'8")

Light and airy en-suite featuring three piece suite comprising of walk in shower, low flush WC and hand basin with fitted vanity unit.

### Bedroom Two

3.52m x 3.65m (11'6" x 12'0")

A large double bedroom with window to the front elevation and storage cupboard over the stairs.

### Bedroom Three

2.6m x 3.87m (8'6" x 12'8")

Double bedroom with window to the rear elevation and a range of fitted wardrobes.



### Bedroom Four

2.62m x 2.93m (8'7" x 9'7")

A spacious fourth bedroom with window to the rear elevation overlooking the private family garden.

### Family Bathroom

2.3m x 1.68m (7'6" x 5'6")

The family bathroom features a three-piece suite comprising of bath, with shower over, hand basin and low flush WC.

### Garage

2.6m x 5m (8'6" x 16'5")

Access via the electric roller door is the garage with power and lighting, providing secure parking or extra storage.

### Outside

To the front of the property is a resin driveway providing parking for several vehicles and gate providing access to the rear garden.

To the rear of the property is the private rear garden. Mainly laid to lawn with several bedding areas planted with established plants and shrubs. The garden also features three patio areas so that you can sit and enjoy the sun or shade throughout the day. You will find yourself looking for reasons to be outside at this property, the garden is made for enjoying.



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## TENURE

The tenure of this property is Freehold.

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## 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/>

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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

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

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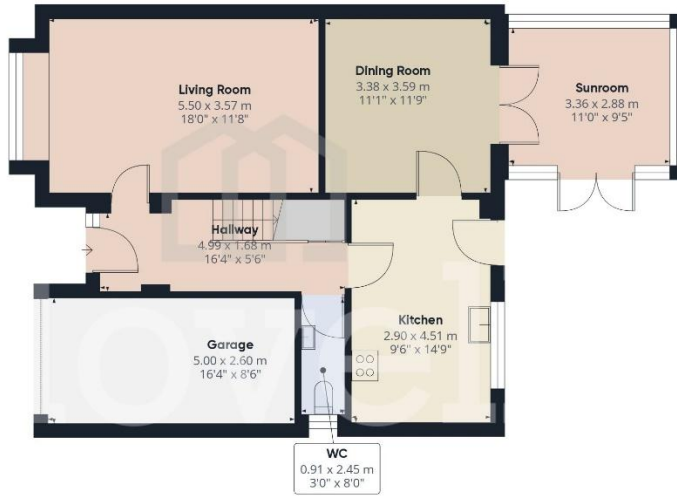
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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

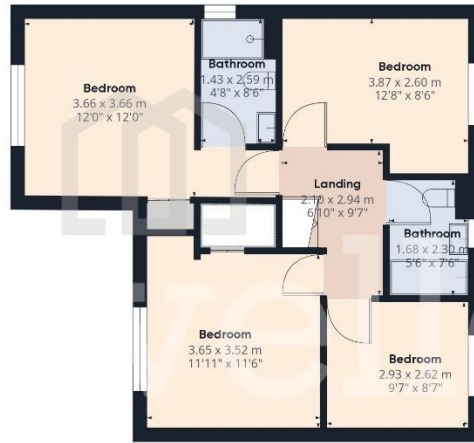


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
140.57 m<sup>2</sup>  
1513.08 ft<sup>2</sup>

(1) Excluding balconies and terraces

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 3C standard.

GIRAFFE 360

