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Limb
MOVING HOME



9 Rowan Garth, Skidby, East Yorkshire, HU16 5TT

📍 Spacious Detached Home

📍 Over 2,000 Sq Ft

📍 Superb Rear Garden

📍 Council Tax Band = C

📍 Versatile Accommodation

📍 Five Beds/Two Baths

📍 Driveway & Garage

📍 Freehold / EPC = C

£445,000

INTRODUCTION

Enjoying a lovely position with open countryside to the rear is this deceptively spacious detached dormer style property offering an exceptional range of accommodation in excess of 2,000 sq.ft. Arranged over two floors, the accommodation is depicted on the attached floorplan and comprises an entrance hallway, shower room, two double bedrooms, plus a fantastic living dining space with an open fire and French doors opening out to the rear garden. There is a spacious breakfast kitchen with utility room and W.C. situated off. There is an inner hallway with staircase leading up to the first floor and a light and airy landing area, three double bedrooms, a snug/home office and a bathroom with sunken bath and separate shower enclosure.

The property occupies an elevated position set back from the road with a block paved driveway providing parking for up to four cars and leading onwards to the single garage. The large rear garden enjoys a westerly aspect and open countryside to the rear. The garden is mainly lawned with a patio area. There is a greenhouse plus a summerhouse and shed to the rear.



LOCATION

Rowan Garth is a quiet cul-de-sac which lies on the western fringe of the village off Riplingham Road. Skidby is one of the area's unspoilt rural villages and lies approximately 2 miles from nearby Cottingham which offer a good range of shops, amenities, recreational facilities and schooling. There is a primary school within the village and secondary schooling at Cottingham. Convenient access is available to the A63/M62 motorway network and there is a mainline railway station at Brough which lies approximately 10 miles distance.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With storage cupboard.

SHOWER ROOM

With suite comprising a walk in shower with glass panel, vanity unit with wash hand basin and low flush W.C. Tiling to the floor, inset spot lights and window to side.



BEDROOM 1

14'4" x 12'11" approx (4.37m x 3.94m approx)
Measurements to extremes. With bow window to the front elevation.



BEDROOM 2

12'3" x 10'11" approx (3.73m x 3.33m approx)
With bow window to the front elevation.



OPEN PLAN LIVING



DINING AREA

12'4" x 11'2" approx (3.76m x 3.40m approx)
With fitted cupboards and window to side.



SITTING AREA

13'9" x 13'6" approx (4.19m x 4.11m approx)
Having as its focal point a feature fireplace with open fire. Opening through to the living area.



LIVING AREA

13'7" x 13'6" approx (4.14m x 4.11m approx)
With French doors leading out to the rear garden.



INNER HALL

With staircase leading up to the first floor.

BREAKFAST KITCHEN

16'0" x 11'5" approx (4.88m x 3.48m approx)

Having a range of modern fitted base and wall units with solid wood worksurfaces, and matching dresser, Belfast sink, Rangemaster cooker with extractor above. There is ample space for a dining table and chairs. Windows to two elevations. French doors leading out to the rear garden.



BREAKFAST KITCHEN - ALTERNATIVE VIEW



UTILITY ROOM

With matching fitted base and wall units to the kitchen, Belfast sink, plumbing for a washing machine and dishwasher, space for a tumble dryer. Tiled splashbacks, extractor fan.

W.C.

With low flush W.C. and window to side.

FIRST FLOOR



LANDING

Light and airy space with storage cupboards and Velux window to side.



BEDROOM 3

15'10" x 13'6" approx (4.83m x 4.11m approx)
Measurements to extremes. Eaves storage. Window to front.



BEDROOM 4

12'5" x 12'4" approx (3.78m x 3.76m approx)
With window seat enjoying views across the garden and open countryside beyond.



BEDROOM 5

10'4" x 9'1" approx (3.15m x 2.77m approx)
With window to rear enjoying views across the garden and open countryside beyond.



SNUG/HOME OFFICE

9'7" x 8'5" approx (2.92m x 2.57m approx)



BATHROOM

With suite comprising a sunken bath, shower enclosure, vanity unit with wash hand basin and low flush W.C. Window to front.



SUNKEN BATH



OUTSIDE

The property enjoys a good sized plot with a block paved driveway to the front providing parking for up to four cars plus a single garage. There is a lawned garden area and low brick wall to the boundary. The large rear garden is mainly lawned with a patio area and hedging to the boundary. There is a greenhouse, vegetable patch plus a summerhouse and shed to the rear.



REAR VIEW



SUMMERHOUSE



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

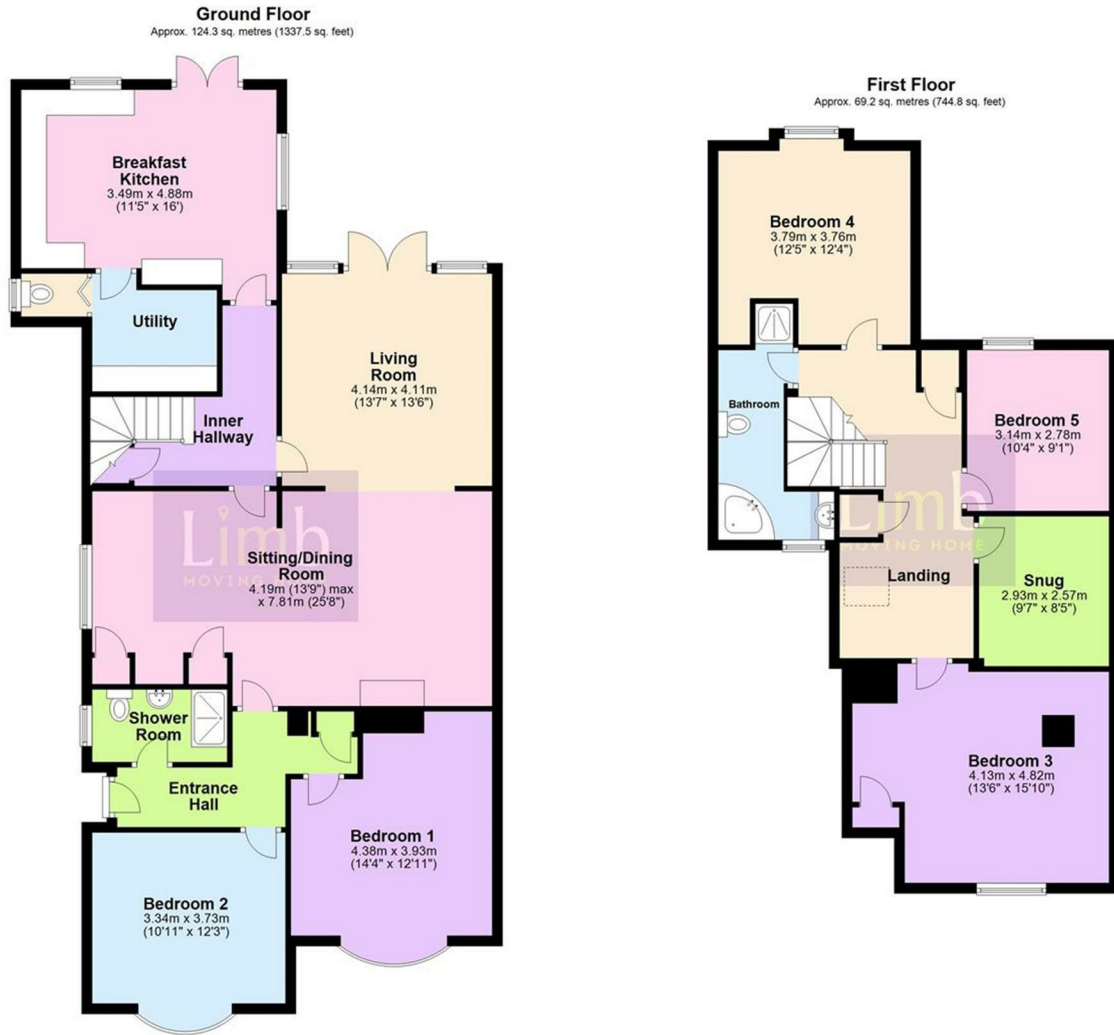
PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





Total area: approx. 193.5 sq. metres (2082.4 sq. feet)

