



2 Old Forge Way
Skirlaugh, East Yorkshire HU11 5DX
Offers over £290,000

WP WOOLLEY
& PARKS

A REMARKABLE DETACHED HOME, FINISHED TO THE HIGHEST STANDARD, IN A POPULAR VILLAGE LOCATION 360° VIRTUAL TOUR AVAILABLE ONLINE***

ATTENTION FAMILY HOME SEEKERS! This fabulous detached property, boasting an extended arrangement of accommodation that is immaculately presented throughout. Occupying an appealing position, within easy reach of local amenities, with attractive gardens, driveway parking and a garage, in this increasingly popular village location. Briefly comprising Entrance Hall, Downstairs WC, spacious Lounge, Dining Room, quality Kitchen with separate Utility Room and a wonderful Garden Room to the ground floor. Upstairs, there are FOUR Bedrooms, with En-suite to the Main Bedroom and a house Bathroom. The garden is beautifully landscaped and ideal for entertaining, and the garage has been adapted for use as a home work facility, gym, or 'man cave'. Early Viewing is STRONGLY ADVISED!



Entrance Hall

16'6" x 5'10" widens (5.03m x 1.78m widens)
A dark woodgrain-effect uPVC double glazed panel door opens from a recessed porch into a bright and welcoming hallway, with ceiling coving, laminate flooring, contemporary column radiator and staircase rising off with storage cupboard below.

Downstairs WC

4'9" x 2'5" (1.45m x 0.74m)
A white suite comprises of a WC and wall mounted hand basin, with tiled splash back, laminate flooring, contemporary column radiator and a double glazed window.

Lounge

16'2" into bay x 12'7" (4.93m into bay x 3.84m)
A very nicely proportioned reception room features a walk-in double glazed bay window to the front elevation, allowing in plenty of natural light, with laminate flooring, ceiling coving, radiator and TV/satellite/telephone points. A beautiful cast iron fireplace houses a living flame gas fire, with tiled hearth and painted timber mantelpiece, creating an appealing focal point.

Dining Room

14'10" x 8'0" (4.52m x 2.44m)
Ideal as a formal Dining Room, whilst offering versatility of use, this additional reception room features ceiling coving, laminate flooring, contemporary column radiator and a wall mounted bio ethanol fireplace. With double glazed window a double doors to the rear elevation, opening to a patio terrace.

Breakfast Kitchen

12'4" x 10'3" (3.76m x 3.12m)
A fantastic social space, being open plan to the Day Room, and comprehensively fitted with a stylish range of base, wall and drawer units in a grey, high-gloss laminate finish, with oak shelving detail and matching grey work surfaces incorporating a breakfast bar, matching upstands and a composite sink unit. Integrated appliances include a fantastic dual fuel range cooker with extractor canopy over, dishwasher, wine chiller and recess to accommodate a freestanding American style larder fridge freezer. With ceiling coving, laminate flooring and a contemporary vertical radiator.

Utility Room

6'10" x 6'0" (2.08m x 1.83m)
A useful facility, fitted with a range of units matching those of the Kitchen, as well as additional built-in cupboards, with recesses to accommodate washing machine and tumble dryer, cabinet housing the gas central heating boiler, radiator, ceiling coving and a uPVC double glazed panel exterior door to the side elevation.

Day Room

9'10" x 9'5" (3.00m x 2.87m)

A great extension of the living space, enjoying panoramic views over the garden with double glazed windows and double doors leading out. The laminate flooring continues through from the Kitchen, with TV point, contemporary vertical radiator and a bio ethanol fireplace.

First Floor Landing

With ceiling coving, loft access hatch and a double glazed window to the side elevation.

Bedroom One

10'11" x 10'9" plus entrance recess (3.33m x 3.28m plus entrance recess)
This excellent double room features ceiling coving, laminate flooring, radiator, TV point and a double glazed walk-in bay window to the front elevation.

En-suite

7'0" x 4'10" (2.13m x 1.47m)
Luxuriously appointed with a modern white suite comprising of a walk-in shower enclosure with glass partition screen and feature alcove shelving, vanity wash basin with fitted cabinetry and a WC with concealed cistern. With ceiling coving, attractive floor and wall tiling, radiator, extractor fan, shaver point and a double glazed window to the side elevation.

Bedroom Two

12'9" x 10'2" (3.89m x 3.10m)
A generous double room with ceiling coving, laminate flooring, radiator, TV point and a double glazed window to the rear elevation.

Bedroom Three

8'10" x 8'1" (2.69m x 2.46m)
Also a double room, again with ceiling coving, laminate flooring, radiator, TV point and a double glazed window to the rear elevation.

Bedroom Four

7'8" x 7'1" (2.34m x 2.16m)
A very comfortable single room with ceiling coving, laminate flooring, radiator and a double glazed window to the front elevation. Also included is a fitted single wardrobe and overhead cabinets.

Bathroom

7'1" x 5'5" (2.16m x 1.65m)
A modern white suite comprises of a panelled shower bath with mains plumbed shower above and glass side screen, pedestal wash basin and a WC, with splash back tiling, ceiling coving, slate floor tiling, contemporary vertical radiator, extractor fan, mirrored vanity cabinet and a double glazed window.

External

The property stands prominently at the entrance to Old Forge Way, facing onto Benningholme Lane, with an

attractive lawned frontage interspersed with crushed slate beds and planted shrubbery, creating a wonderful 'Kerb Appeal'. The driveway is located at the rear of the property, providing off-street vehicle space in front of the garage.

Garage

A semi detached, brick and tile garage features an up and over door from the driveway, as well as a personnel door from the garden. Adapted to create a comfortable work or hobby space, with electric lighting and power.

Garden

The rear garden stands within a fenced perimeter, with gated side access, and is attractively landscaped to provide an expanse of lawn with three defined patio terrace areas, ideal for entertaining and dining 'al-fresco'. With established shrubbery, crushed slate borders and paved stepping stone pathways, external water tap and power points, pergola covered hot tub space and a useful storage shed at the side of the house.,

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Virtual Viewing/Videos

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

Disclaimer:

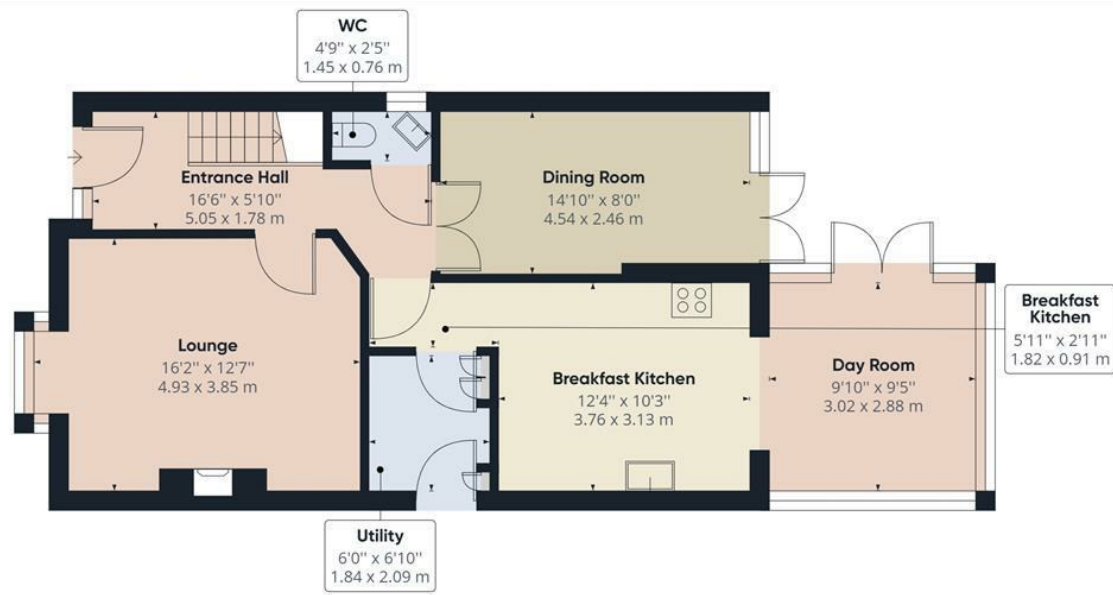
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:

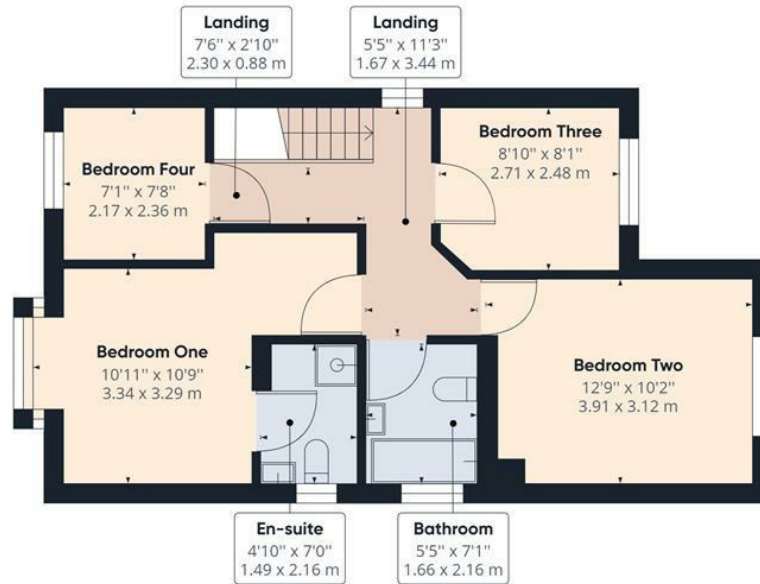
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.







Ground Floor



Floor 1 Building 1

Approximate total area⁽¹⁾

1254.32 ft²
116.53 m²

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Best	Worst	Best	Worst
105-120 kWh/m ² A	255-300 kWh/m ² G	10-15 g/kWh CO ₂ A	35-50 g/kWh CO ₂ G
85-105 kWh/m ² B	205-255 kWh/m ² F	15-20 g/kWh CO ₂ B	25-35 g/kWh CO ₂ F
65-85 kWh/m ² C	155-205 kWh/m ² E	20-25 g/kWh CO ₂ C	15-25 g/kWh CO ₂ E
45-65 kWh/m ² D	105-155 kWh/m ² D	25-30 g/kWh CO ₂ D	10-15 g/kWh CO ₂ D
25-45 kWh/m ² E	55-105 kWh/m ² C	30-35 g/kWh CO ₂ E	5-10 g/kWh CO ₂ E
5-25 kWh/m ² F	5-55 kWh/m ² B	35-40 g/kWh CO ₂ F	0-5 g/kWh CO ₂ F
0-5 kWh/m ² G	0-5 kWh/m ² A	40-50 g/kWh CO ₂ G	0-5 g/kWh CO ₂ G

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales