



Castle View, Skipsea, Driffield £369,950





## **\*\* INCREDIBLE COUNTRYSIDE VIEWS \*\***

Viewing is an absolute MUST to be able to appreciate all that this charming and unique property has to offer!!

Unassuming from the roadside, this property blossoms into a beautiful family home once you step through the door. The accommodation is set over 2 floors and is in an upside down style with the main living space on the upper floor to make the most of the setting. Through the gate and down the driveway will lead you to private parking for multiple cars and a garage.

On the first floor there are 3 bedrooms (one with en-suite and one currently used as a craft room), down the hallway you enter the spacious living room that joins to the conservatory via French doors and next to this is the kitchen. Both the kitchen and conservatory have doors that lead to the balcony where the far-reaching countryside views take your breath away!

The lower floor has another double bedroom, utility room, integrated garage and several large storage areas.

Stepping outside the property there is a brick set driveway with parking for several vehicles, a raised patio area and a large lawn space. The biggest feature of this gorgeous garden space is the modular summerhouse! This fantastic space offers endless possibilities for use and is a real added bonus with this property.

Don't delay, book your viewing of this lovely property NOW!

EPC - B  
Council Tax - C  
Tenure - Freehold



**Front Garden**  
Brick set driveway leading down the side of the property to rear parking and garage

**Internal Ground Floor Hall**  
Built in storage, two radiators.

**Ground Floor Shower Room**  
8'11" x 4'7"  
Window to side of property, W.C, pedestal hand wash basin, tiled walls, extractor fan, step in shower, heated towel rail.

**Lounge (First Floor)**  
16'5" x 11'9"  
Window to side of property, French doors to conservatory, coving to ceiling, carpet, radiator.

**Kitchen (First Floor)**  
12'9" x 10'3"  
Window to side of property, patio door to rear decked balcony, fitted wall and base units, work surfaces, space for electric range style oven in inglenook, part tiled walls, tiled flooring, extractor fan, radiator,

dado rail, fitted dishwasher, built in storage cupboard.

**Utility**  
9'0" x 6'3"  
French doors to side and garden, space for dryer and washing machine, part tiled walls, tiled flooring, radiator, built in cupboard.

**Conservatory (First Floor)**  
15'8" x 12'1"  
Windows to rear of property, French doors to decked balcony area, multi-fuel burner and radiator.

**First Floor Landing**  
Entrance door, radiator, spindle banister and staircase to ground floor, carpeted.

**Master Bedroom**  
11'7" x 8'3"  
Window to front of property, radiator.

**En-suite**  
8'3" x 5'2"  
window to side of property, W.C, pedestal hand wash basin, step n shower, heated towel rail, tiled flooring, tiled walls, extractor fan, shower point.

**Bedroom 2 (Ground Floor)**  
12'10" x 10'4"  
Window to side of property, radiator, carpeted

**Bedroom 3 (First Floor)**  
9'4" x 9'1"  
Window to side of property, built in wardrobe, radiator, carpeted, cupboard housing hot water tank.

**Bedroom 4/Office**  
8'0" x 6'5"  
Window to front of property, radiator.

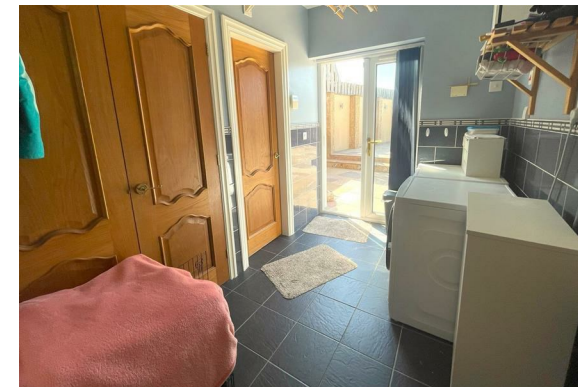
**Bathroom (1st Floor)**  
9'1" x 5'10"  
Window to front of property, W.C, vanity hand wash basin, panelled bath, heated

towel rail, tiled walls, extractor fan, radiator, laminate tiled floor, shower point.

**Rear garden**  
Laid mainly to lawn and paved, brick set parking, fenced boundaries, two garden sheds, electric charge point, raised paved patio area.

**Garage**  
23'11" x 7'2"  
Integral garage, large storage room area to rear of garage, electric roller door, work bench fitted to side of garage.


**Large Modular Summerhouse/Office**  
19'5" x 14'1"  
Windows to side, rear and front, patio doors to front, tiled flooring, built in base units incorporating one and a half bowl stainless sink with drainer, tiled splash back and breakfast bar.







Floorplan Goes Here

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

T. 01964 532121 | E. office@ourhouseestateagents.co.uk

