



15 Chapel Garth, Drifffield, YO25 8TB

Offers In The Region Of £190.000



**** IDEAL INVESTMENT OPPORTUNITY ****

This is a fantastic opportunity to purchase a 3 bedroom, semi-detached house on a great size corner plot nestled on a cul-de-sac in the costal village of Skipsea. The property is primed for modernisation and renovation and offers ample outdoor space with lots options to improve both the space and the property, if you are looking for a project or investment then this is the one for you!

Floorplan briefly comprises of Entrance Porch, Hallway, Living Room, Wet Room, Breakfast Kitchen and 3 Bedrooms.

Offering a potential development opportunity subject to the necessary planning consents.

EPC - D
Council Tax - B
Tenure - Freehold

Front Garden

Entrance Porch

Entrance Hall

Lounge

14'10" x 11'10" (4.53 x 3.63)

Breakfast Kitchen

22'2" x 8'9" (6.77 x 2.69)

First Floor Landing

Master Bedroom

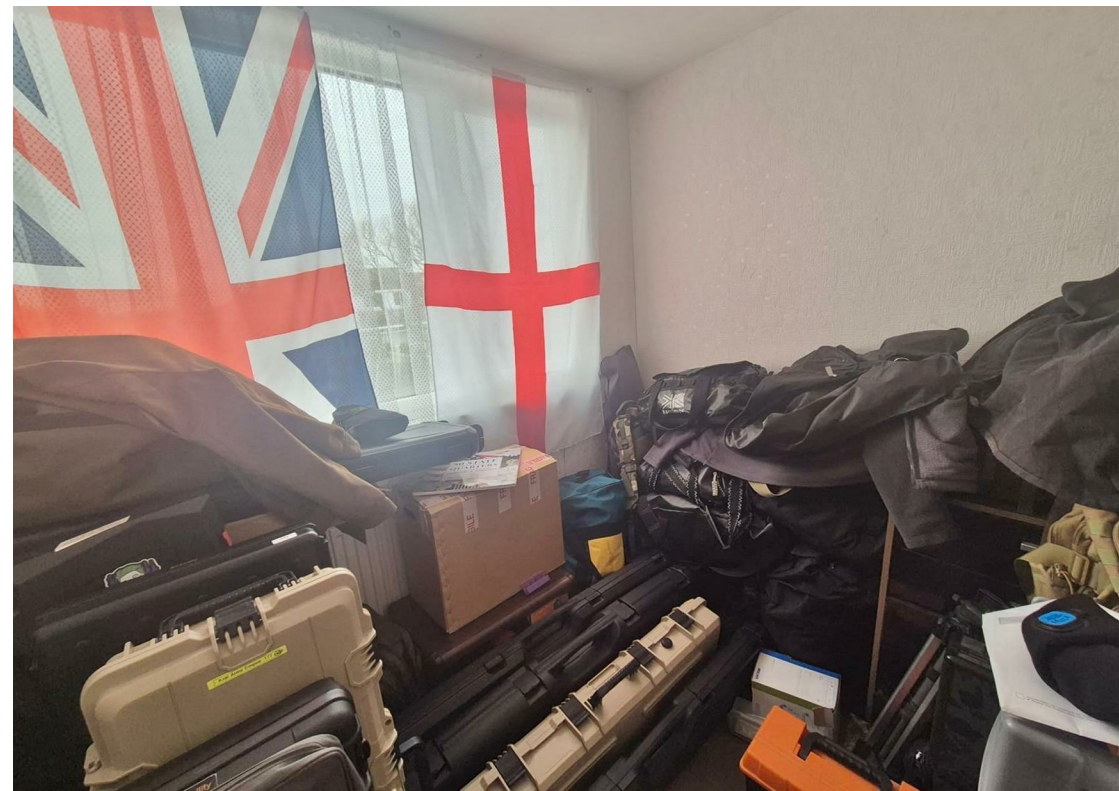
14'10" x 8'11" (4.54 x 2.73)

Bedroom 2

12'2" x 6'9" (3.73 x 2.07)

Bedroom 3

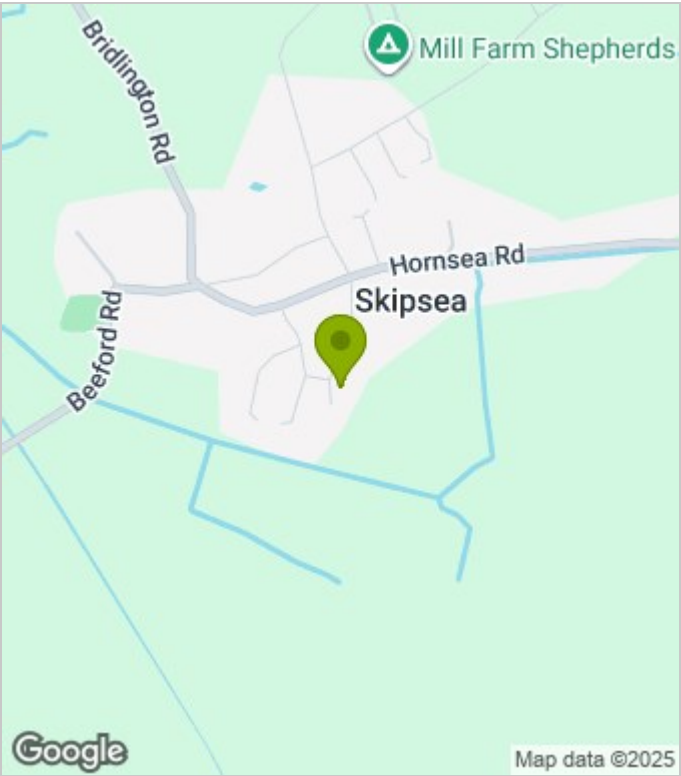
7'9" x 6'5" (2.38 x 1.97)





Wetroom
6'5" x 4'11" (1.98 x 1.51)
Rear Garden
Garage





Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	