



## 6 The Courtyard, Skipsea, YO25 8SU

### £155,000

Welcome to this charming property located in The Courtyard, Skipsea. This delightful house boasts a lovely village location, perfect for those seeking a peaceful and picturesque setting.

To the side of the entrance hall, you are greeted by a cosy reception room, ideal for relaxing or entertaining. The property features two comfortable bedrooms, offering ample space for a small family or guests.

One of the highlights of this home is the recently fitted kitchen, providing a modern and stylish space for culinary enthusiasts to enjoy. The property also benefits from a newly installed windows and doors, ensuring plenty of natural light fills the rooms. With parking available for two cars, convenience is at your doorstep.

Whether you are looking for a peaceful retreat or a cosy home to start a new chapter, this property offers a wonderful opportunity to embrace village living at its finest. Don't miss out on the chance to make this house your home sweet home.

EPC - D  
TENURE - Freehold  
COUNCIL TAX - B

### Front Garden

Lawn with parking at the side for two cars.

### Entrance Hall

Entrance door with side aspect window. Staircase with spindle banister to the first floor. Laminate flooring and coving to ceiling. Electric heater.

### Through Lounge Diner

13'7" x 11'1" (4.15 x 3.4)

Rear aspect window and patio doors, wood surround fireplace with electric point. Electric radiator heater and access to understairs cupboard.

### Kitchen

8'11" x 8'4" (2.73 x 2.56)

Front aspect window, fitted wall and base units with work surfaces, 1 1/2 drainer stainless steel bowl sink. Built in electric oven and hob. Space for slimline dishwasher, washing machine and fridge freezer. Partly tiled walls and tiled flooring, coving to ceiling.

### Cloakroom W.C

W.C, pedestal wash hand basin with splashback. Extractor fan, coving and electric heater.

### First Floor Landing

Side aspect window, access to loft. Airing cupboard, carpeted.

### Master Bedroom

13'6" x 9'3" (4.13 x 2.84)

Two front aspect windows, coving to ceiling, electric radiator and carpet.

### Bedroom Two

13'11" x 6'9" (4.26 x 2.06)

Rear aspect window, coving to ceiling and electric radiator.

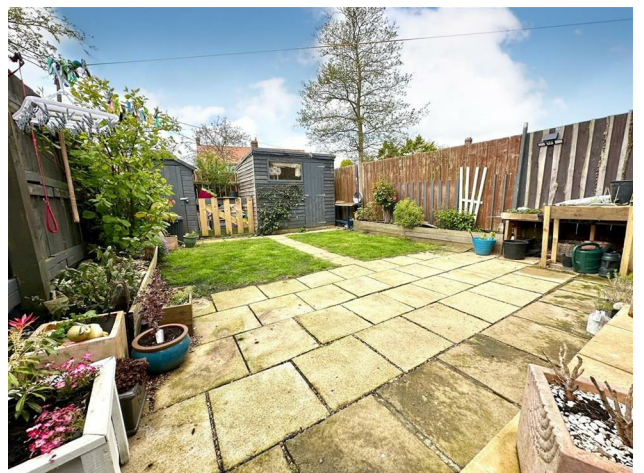
### Bathroom

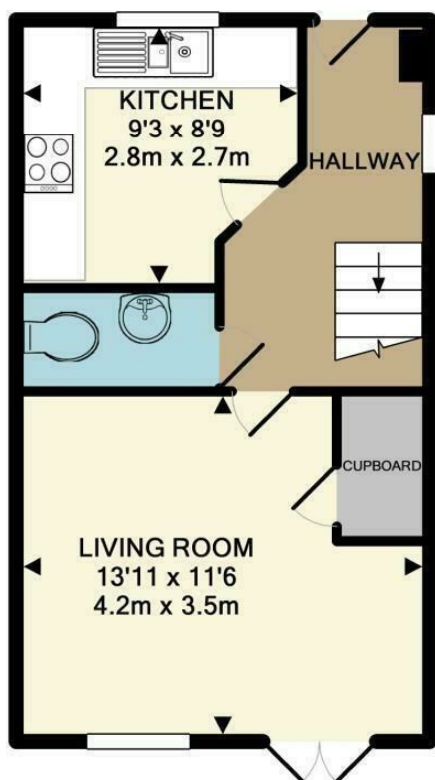
5'11" x 5'11" (1.81 x 1.81)

Rear aspect window, panelled bath with shower over, W.C, pedestal wash hand basin. Tiled floor and walls and coving to ceiling.

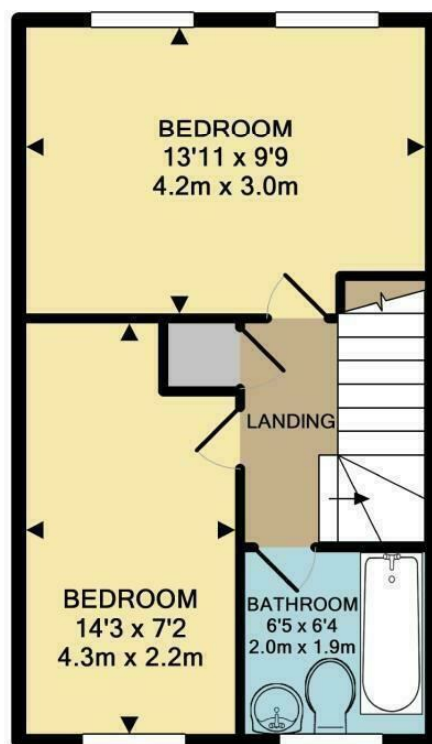
### Rear Garden

Laid mainly to lawn with patio area, two sheds, fenced boundaries and planted borders.



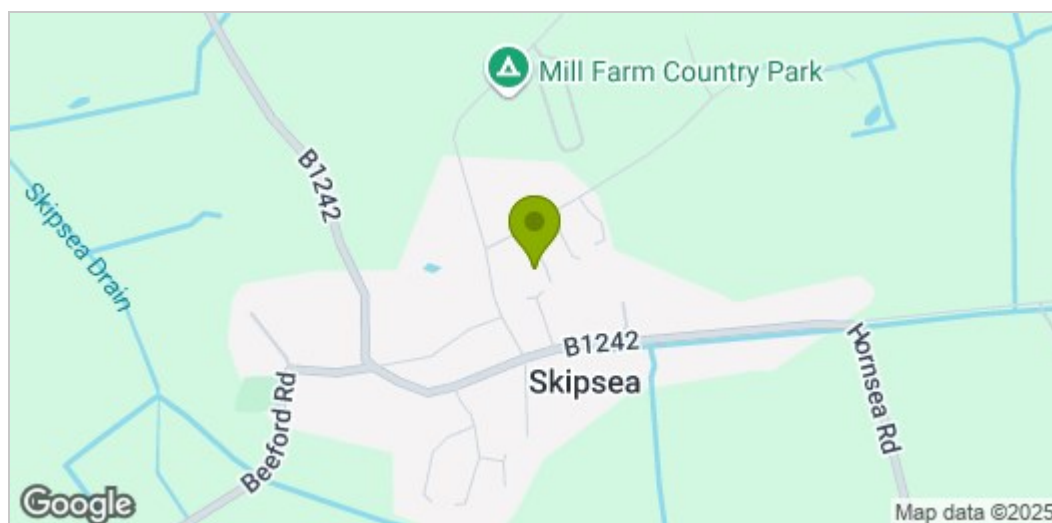


GROUND FLOOR  
APPROX. FLOOR  
AREA 313 SQ.FT.  
(29.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 315 SQ.FT.  
(29.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 89                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 68      |                         |
| (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 |         |                         |
| England & Wales                             |         | 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.

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