



**QUICK & CLARKE**  
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**75 Castle View, Skipsea YO25 8TD**  
Offers in the region of £269,950

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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- Outstanding Bungalow
- Well Equipped Dining Kitchen with Appliances
- LARGE DECK WITH EXCEPTIONAL COUNTRY VIEWS
- Large Rear Garden
- Energy Rating - E
- Superb 20ft Lounge
- Contemporary Shower Room
- Large Store/Shed
- Parking Drive

Superbly appointed throughout this detached bungalow sits in a generous plot with lovely views over open countryside and can not fail to impress upon inspection.

#### LOCATION

This property fronts onto Castle View which leads off Chapel Garth from Main Street, close to the centre of the village. As the address suggests this property enjoys some lovely open views to the rear stretching over open fields towards Skipsea Castle.

Skipsea is located some 5.5 miles to the north of Hornsea and about 8.5 miles to the south of Bridlington, the village has its own primary school, public house and shops, with a more comprehensive range of facilities readily available in Hornsea. Ideal for those wishing to live near the coast but still wanting to be within commuting distance of Bridlington, Beverley, Driffield and Hull, Skipsea is a village which is well worth considering.

#### ACCOMMODATION

The accommodation has UNDERFLOOR HEATING supplemented by electric radiators, UPVC DOUBLE GLAZING and is arranged on one floor as follows:

#### ENTRANCE HALL

3'8" x 14'11" (1.12m x 4.55m)

With front entrance door with a feature front entrance door, a velux roof light, ceramic tile flooring with underfloor heating and a built in cloaks cupboard.

#### LOUNGE

20'2" x 15'6" overall (6.15m x 4.72m overall)

With four bifolding doors that open out onto a large

sundeck and provide a super outlook over the surrounding countryside and church, a 'contura' log burning stove, laminate flooring and an electric radiator.

#### DINING KITCHEN

9'9" x 17'6" overall (2.97m x 5.33m overall)

With a super kitchen incorporating comprehensive range of matching fitted base and wall units which incorporate high gloss fronts with contrasting worksurfaces, an inset Franke stainless steel sink, a built in fan oven, microwave and split level induction hob with cooker hood over, integrated fridge, freezer and automatic washer, corner carousel units, ceramic tile flooring with underfloor heating, downlighting and two velux roof lights to a vaulted ceiling, and double French doors leading out onto the sun deck.

#### MASTER BEDROOM 1

10'3" x 16'4" (3.12m x 4.98m)

With a comprehensive range of matching fitted bedroom furniture comprising wardrobes, drawers and two bedside units, provision for a wall mounted flat screen TV and an electric radiator.

#### BEDROOM 2

9'2" x 12'1" (2.79m x 3.68m)

With an electric radiator.

#### SHOWER ROOM

5'8" x 8' (1.73m x 2.44m)

With an extra large walk in tiled shower cubicle, a fitted vanity unit with wash hand basin and a concealed cistern to a low level w.c., matching bathroom cabinets and a wall mirror, downlighting to a vaulted ceiling and ceramic tile flooring with underfloor heating.

#### OUTSIDE

The bungalow incorporates a lawned foregarden with a private block paved PARKING DRIVE and a stone chipped side drive which leads past the bungalow to a concreted garden shed base. A large raised SUN DECK adjoins the immediate rear of the bungalow and enjoys an elevated outlook over the rear garden, surrounding countryside and to the village church. Beyond the decked area is a particularly good sized terraced lawned garden which is on two main levels. At the bottom end of the garden is an extra large timber built garden shed and log store.

#### TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

#### EXTRAS

All fitted floor coverings, together with other fixtures and fittings detailed in these sales particulars, will be included in the sale price. The dining table in the kitchen is also available to be purchased by separate negotiation if required.



VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY. We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.