



**45 Old Forge Way, Skirlaugh HU11 5DX**  
**£320,000**



- Beautifully presented and updated family house
- Stunning kitchen and bathrooms
- 2 reception rooms
- Generously sized plot
- EPC Rating: C
- Including hot tub (approx. 2 years old)
- 4 bedrooms & 2 bathrooms
- Double garage and garden
- Head of cul-de-sac position
- Council Tax Band: D

Immaculate and updated four bedroom family house on generous plot including hot tub and with double garage and driveway.

An immaculately presented and well laid out family home which has been enhanced and updated over time.

With a superb light and bright feel and having the benefit of a stunning kitchen and two attractive bathrooms along with a downstairs cloakroom, the property is situated on a generously sized plot with a large double garage and parking, along with a hot tub (approx. 2 years old).

Standing at the head of a cul-de-sac in the highly regarded village of Skirlaugh, viewing is highly recommended.

LOCATION

The property is located at the head of the cul-de-sac on this established development built approximately 35 years ago by Peter Ward Homes and which lies off Benningholme Road. Skirlaugh is a popular Holderness village which is well served by a number of village shops, a public house and its own primary school. The village is located about 8 miles from the city of Hull (on the main bus route) and a similar distance from the market town of Beverley as well as the East Yorkshire coastal town of Hornsea.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

uPVC front door with glass panels and further matching panels either side, stairs to the first floor accommodation with cloakroom under.

CLOAKROOM

Two piece suite comprising close coupled WC and wall-hung wash basin.

LIVING ROOM

16'3 x 10'8 (4.95m x 3.25m)  
A dual aspect room with bay window to the front elevation and French doors leading out onto the patio area of the rear garden. The focal point of the room is an attractive fireplace with marble hearth and back housing a gas living flame fire.

DINING ROOM

11'6 x 8'2 (3.51m x 2.49m)  
Offering flexibility of use with window to the front elevation.

KITCHEN

10'6 x 13'6 (3.20m x 4.11m)  
Recently updated with a stunning kitchen offering a generous range of wall and base storage units with stone coloured shaker style fronts, butchers block worksurfaces and a granite topped matching centre island. Four ring Neff electric hob with granite splashback to match the centre island. Integrated Neff double oven with integrated microwave, integrated dishwasher and fridge, composite sink and drainer, space for concealed washing machine. Window overlooking the garden and uPVC glass panelled door providing access onto the driveway.

FIRST FLOOR LANDING

Airing cupboard and window to the rear elevation.

PRINCIPAL BEDROOM

11'11 x 11'9 (3.63m x 3.58m)  
A range of modern fitted wardrobes with mirrored fronts and window to the front elevation.

EN-SUITE

Three piece suite comprising shower enclosure, vanity wash basin and close coupled WC. Laminate flooring, chrome heated towel rail and window to the side elevation.

BEDROOM 2

10'9 x 9' (3.28m x 2.74m)  
Window to the front elevation and laminate flooring.

BEDROOM 3

10'9 x 6'11 (3.28m x 2.11m)  
Window to the rear elevation and laminate flooring.

BEDROOM 4

9'1 x 6'11 (2.77m x 2.11m)  
Window offering field views.

FAMILY BATHROOM

Three piece suite comprising vanity unit with back to the unit WC, counter-top hand wash basin and panelled bath with separate Aqualisa thermostatic power shower over. Chrome heated towel rail, porcelain tiled floor and window to the front elevation.

OUTSIDE

The property is set back from the head of the cul-de-sac with a generous area of open plan lawn incorporating a central flower bed. A gravel drive leads down the side of the property where there is ample parking for several vehicles.

Behind the property is an attractive and well-tended enclosed rear garden which can be accessed through a wrought iron gate from the driveway. With a flagged patio area adjacent to the rear of the house, there is a also a hot tub which is included in the sale and is approximately two years old. The patio leads out onto an area of lawn which is surrounded by wide and

well-stocked flower borders. A path leads behind the garage where there is a large shed and a further area for storage or a small greenhouse.

DOUBLE GARAGE

19' x 18'2 (5.79m x 5.54m)  
A larger than average double garage with two electric up & over doors, side courtesy door and window, supplied with light and power with an area for extra storage in the roofspace.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band D.



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.