



2 Old Forge Way, Skirlaugh HU11 5DX
£299,950

- Impressive detached family home
- Popular village location
- Stunning modern living/dining kitchen
- Separate utility & WC
- 4 bedrooms
- 2 bathrooms
- Off-street parking & garage
- EPC Rating: C
- Council Tax Band: D

Immaculate family house in superb 'move-in' condition.

An immaculately presented and beautifully proportioned family house in true 'move-in' condition. Benefitting from a modern and attractive living/dining kitchen and two stunning bathrooms, this property will not fail to impress. Situated in a location close to the centre of this sought after village, and having the benefit of off-street parking and a garage, the property has two reception rooms, four bedrooms, two bathrooms and a ground floor w.c. Viewing is highly recommended.

LOCATION

The property is located close to the centre of this sought after village on the corner of Benningholme Lane and Old Forge Way.

Skirlaugh is a convenient Holderness village which has a parish population of around 1800. The village is well served by village shops, a public house and its own primary school. The village is located about 8 miles by road 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

16'6" x 5'10" (5.03m x 1.78m)

uPVC front door with ornate glass panel and further window to one side, laminate flooring, contemporary style radiator and stairs to the first floor with storage cupboard under. Attractive solid oak glass panelled internal doors through to the reception rooms and kitchen.

LIVING ROOM

16'2" x 12'7" (4.93m x 3.84m)

A very well proportioned room with walk-in bay window to the front elevation, contemporary style fireplace housing a cast iron insert with living flame gas fire and tiled hearth. Laminate flooring.

SITTING ROOM

14'10" x 8' (4.52m x 2.44m)

Having the flexibility of a further reception room and with French doors opening out onto the rear garden, wall mounting for television and inset wall mounted bio-ethanol fuelled fire.

BREAKFAST KITCHEN

12'4" x 10'3" (3.76m x 3.12m)

A stunning modern kitchen with contemporary grey gloss fronted units, laminate work surfaces and breakfast bar, composite sink and drainer, seven ring gas Range with integrated ovens, glass splashback with extractor over, integrated wine cooler, integrated dishwasher and contemporary style radiator. The kitchen opens into:

GARDEN ROOM

9'10" x 9'5" (3.00m x 2.87m)

Having the benefit of a solid insulated roof and French doors opening onto the garden, wall mounted inset bio-ethanol fuelled fire and mounting on wall for television.

UTILITY ROOM

6' x 6'10" (1.83m x 2.08m)

Fitted storage units with laminate work surfaces, cupboard concealing the boiler which was refitted approximately 2.5 years ago and uPVC glass panelled door opening to the side of the property.

CLOAKROOM

Two piece sanitary suite comprising close coupled w.c., wall hung hand wash basin and contemporary style radiator

FIRST FLOOR

LANDING

Contemporary style radiator and window to the side elevation.

BEDROOM 1

10'11" x 10'9" (3.33m x 3.28m)

Bay window to the front elevation, laminate flooring and mounting on the wall for television.

EN-SUITE

4'10" x 7' (1.47m x 2.13m)

Three piece sanitary suite comprising vanity unit with semi-recessed hand wash basin and back to the unit w.c., tiled shower enclosure with inset tiled niches, porcelain tile floor and window to the side elevation.

BEDROOM 2

12'9" x 10'1" (3.89m x 3.07m)

Window to the rear elevation and laminate flooring.

BEDROOM 3

8'10" x 8'1" (2.69m x 2.46m)

Window to the rear elevation, mounting on the wall for television and laminate flooring.

BEDROOM 4

7'1" x 7'8" (2.16m x 2.34m)

Modern fitted wardrobes including eye line units and window to the front elevation. Laminate flooring.

BATHROOM

5'5" x 7'1" (1.65m x 2.16m)

Three piece sanitary suite comprising vanity hand wash basin, close coupled w.c., panelled bath with separate thermostatic shower valve over, tiled walls and porcelain tiled floor, window to the side elevation and contemporary towel radiator.

OUTSIDE

The property fronts onto Benningholme Lane with an open plan lawned garden to the front. The drive and a timber gate providing access into the rear garden is accessed off Old Forge Way. The drive leads up to a garage which has in the past been converted to a gym/games room and has been plastered out and supplied with light and power. Currently separated into two areas, the rear area is used for storage. There is a courtesy door into the rear garden and an up-and-over vehicular door. There is also boarded out storage in the loft space.

The rear garden has been landscaped with two separate patio areas, one adjacent to the house and one to the rear of

the garden. With a central lawn, there is a covered area for a hot tub adjacent to the garage, and down either side of the house a total of three sheds for storage.

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).



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