





The Property Specialists

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**Kimchela Old Lane, Sigglesthorne HU11 5QF**  
**Offers in the region of £199,950**



- NO CHAIN
- Modern Kitchen
- Further Potential
- Corner Plot
- Lovely Garden to Rear
- Three Double Bedrooms
- Shower Room/W.C
- Beautifully Maintained
- Parking Drive & Garage
- Energy Rating - C

Enjoying a lovely corner plot this beautifully maintained home offers spacious accommodation with a modern kitchen and shower room, plenty of parking, gardens and garage.

LOCATION

This property is located within a corner plot which fronts onto Old Lane, a one way road which leads from East Road to Rise Lane.

Sigglesthorne is a small Holderness village which has a parish population of around 300 (1991 census). The village lies within easy commuting distance of the city of Hull (about 14 miles), and the market town of Beverley (about 10 miles). The village has its own primary school and church, with a much wider range of facilities being readily available in the nearby seaside town of Hornsea.

ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, part UPVC double glazing and is arranged on two floors as follows:

GROUND FLOOR

ENTRANCE PORCH

6'8" x 5'2" (2.03m x 1.57m)  
With UPVC entrance door, and inner door to:

ENTRANCE HALL

3'4" x 18'10" (1.02m x 5.74m)  
With built in storage storage cupboard, central heating radiator and an inner hall leading off with stairs to the first floor accommodation.

LOUNGE

12'10" x 15'11" (3.91m x 4.85m)  
With an electric fire set on a marble hearth and inset with Adams style surround, two wall light points and one central heating radiator.

BREAKFAST KITCHEN

12'10" x 8'11" (3.91m x 2.72m)  
With a good range of base and wall units, worksurfaces with inset sink, tiled splashbacks, built in Neff oven and microwave, split level gas hob with cooker hood over, integrated dishwasher, fridge and freezer, breakfast bar, split stable rear entrance door and one central heating radiator.

DINING ROOM or BEDROOM 3

8'11" x 12'7" (2.72m x 3.84m)  
With a pleasant outlook over the rear garden and one central heating radiator.

BEDROOM 1

11'5" x 13' (3.48m x 3.96m)  
With a range of matching bedroom furniture including wardrobes, bed side tables and dressing table and one central heating radiator.

SHOWER ROOM/W.C.

5'10" x 5'11" (1.78m x 1.80m)  
With a modern suite comprising of a corner shower cubicle, vanity unit housing the wash hand basin, low level w.c, full height tiling to the walls and a ladder radiator.

FIRST FLOOR

LANDING

With a double glazed roof light and doorway to:

BEDROOM 2

17'4" x 11'9" overall (5.28m x 3.58m overall)  
With a dormer window to the front and a double glazed roof light, under eaves storage and doorway to:

WALK IN STORAGE SPACE

9'5" x 6'4" (2.87m x 1.93m)  
Currently providing additional storage space but would make a super dressing room and offers further potential for enlargement if required (subject to local planning approvals).

OUTSIDE

The property enjoys a lovely corner plot, with double gates leading to a block paved parking drive in front of single garage with roller main door, personal door, utility area to the rear, power and light laid on. There

is a lawned garden to the front and a further garden to the side of the property with a walled frontage.

To the rear is a covered porch which also provides a paved seating area with a pleasant enclosed garden beyond, mature borders, garden shed and summer house.

COUNCIL TAX

The property is placed in Band B for the purpose of Council Tax

TENURE

The tenure of the property is understood to be freehold, confirmation to be provided by the vendors solicitors.



Total area: approx. 122.0 sq. metres (1313.0 sq. feet)

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.