



Holmleigh Hull Road, Skirlaugh HU11 5AA
Offers in the region of £395,000

- Extra Large Plot
- Master Bedroom with En-Suite
- Utility Room & Shower Room/w.c
- Spacious Bathrooms
- Superb Gardens - Open Countryside to Rear
- Spacious Accommodation
- Open Plan Day Room & Kitchen
- Four Bedrooms
- Parking & Double Garage
- Energy Rating - D

A beautifully appointed home which simply must be viewed. Offering spacious accommodation set in an extra large plot with plenty of parking, double garage and delightful mature gardens to the rear adjoining open countryside beyond.

LOCATION
This property sits in a particularly large plot in an elevated position fronting onto Hull Road, in the centre of this popular village, well placed for access into Beverley, the seaside town of Hornsea and the city of Hull.

ACCOMMODATION
The accommodation has main gas central heating via hot water radiators, majority Upvc double glazing and with hardwood framed double glazed windows to the remainder and is arranged on two floors as follows:

ENTRANCE PORCH
With double uPVC opening doors and inner door to:

HALLWAY
With stairs leading off incorporating storage cupboard under, additional deep built-in cloaks cupboard, laminate flooring, a traditional style radiator and doorways to:

LOUNGE
14'2" x 11'4" (4.32m x 3.45m)
With an electric fire set in a tiled hearth with timber surround. Bow window to the front, picture rail, relief moulding to the ceiling, ceiling cornice and one central heating radiator.

DINING / DAY ROOM
14'1" x 9'4" (4.29m x 2.84m)
Open plan to the kitchen and incorporating a gas fire set in a marble hearth and inset with matching surround. Painted beams to the ceiling, picture rail, two wall light

points and electric room heater. Open square archway to:

BREAKFAST KITCHEN
14'6" x 13'3" (4.42m x 4.04m)
Which incorporates an extensive range of base and wall units incorporating timber work surfaces and inset Belfast style sink. Tiled splashbacks, built-in double oven and split level gas hob with cooker hood over. Integrated dishwasher. Beams to the ceiling, oak flooring, breakfast bar, double French doors to the rear sun porch and one central heating radiator.

REAR PORCH
Of uPVC construction with double French doors leading to the rear garden.

UTILITY ROOM
7'1" x 5'5" (2.16m x 1.65m)
With base and wall units incorporating work surfaces with an inset one and a half bowl sink unit. Tiled splashbacks, downlighting to the ceiling and one central heating radiator.

SHOWER ROOM / W.C.
7'1" x 7'0" (2.16m x 2.13m)
With an independent tiled shower cubicle, low level w.c. and pedestal wash hand basin. Part tiling to the walls and one central heating radiator.

FIRST FLOOR

LANDING
With built-in storage cupboards. Inner hallway leading off with an access hatch leading to the roof space. One central heating radiator and doorways to:

MASTER BEDROOM
11'6" x 13'4" (3.51m x 4.06m)
Enjoying delightful views over the rear garden and beyond with one central heating radiator and doorway to:

EN SUITE
4'5" x 9'6" (1.35m x 2.90m)
With an independent tiled shower cubicle, pedestal wash hand basin and low level w.c. Ceramic tiled floor covering, downlighting and a ladder radiator.

BEDROOM 2
13'0" x 11'2" (3.96m x 3.40m)
With fitted wardrobes and one central heating radiator.

BEDROOM 3
10'7" x 9'2" (3.23m x 2.79m)
With one central heating radiator.

BEDROOM 4
6'11" x 9'2" (2.11m x 2.79m)
With one central heating radiator.

BATHROOM / W.C.
7'2" x 13'2" (2.18m x 4.01m)
Beautifully appointed and spacious bathroom with a freestanding ball and claw bath with mixer taps and hand shower over. Pedestal wash hand basin with tiled splashback and high flush w.c. Two wall light points, LVT flooring, a traditional style radiator and towel warmer.

DOUBLE GARAGE
19'4" x 24'10" (5.89m x 7.57m)
With automated roller main door, side personal door, workshop area to the rear, power and light laid on.

OUTSIDE
The property enjoys an elevated position with a walled frontage which well stocked with a range of planting, gated footpath to the front and a driveway provides plenty of parking in front of the double garage with a

gravelled turning area. To the southern side of the property is an additional garden area with lawn and mature planting.

The rear garden forms a particularly attractive feature of the property enjoying country side views beyond. The generous gardens offer various seating areas, beautifully planted, mature borders, rose garden and trees forming a delightful well secluded setting. There are multiple water points, external lighting, compost area, water feature, timber garden shed and a brick store adjoins the side of the property.

COUNCIL TAX
The property is in band E for council tax purposes.

FLOOR PLAN

TO FOLLOW

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.