



## Cross Street Skipsea, YO25 8SN

BEING SOLD BY SECURE SALE ONLINE BIDDING. TERMS AND CONDITIONS APPLY. STARTING BID £110,000. AUCTION DATE 5TH JUNE 2024

\*\*\*\*CHARMING COTTAGE SET WITHIN THE QUAIN T VILLAGE OF SKIPSEA\*\*\*\*

East View Cottage is set within the quaint village of Skipsea, nestled between Hornsea and Bridlington.

This charming Semi Detached Cottage boasts many character features including beamed ceilings, wooden latched doors and a rustic brick fireplace housing the log burner. The accommodation includes TWO DOUBLE BEDROOMS, a SHOWER ROOM, cosy LIVING ROOM and a BREAKFAST KITCHEN. Outside there is an enclosed easy to maintain REAR GARDEN with useful outbuildings and storage. Ideal for the FIRST TIME buyer or those looking for a HOLIDAY HOME. Viewing is recommended!

EPC Rating - F, Council Tax Band - A, Tenure - Freehold.

**£135,000**

### Entrance

A UPVC front entrance door opens to invite you in to view this charming cottage with stairs leading to the first floor and a wooden latched door opening to the living room.

### Living Room

12'0" x 10'9" (3.66 x 3.29)

A cosy living room with features including a wooden latched door, beamed ceiling and a exposed rustic brick fireplace, creating a lovely focal point to this room.

Upvc double glazed window to front elevation and electric heater.

### Breakfast Kitchen

13'3" x 8'2" (4.05 x 2.50)

A traditional kitchen with beamed ceiling with a range of fitted wall and base units, contrasting work surface and tiled splashbacks. Ample room for breakfast kitchen and space for fridge freezer. Plumbed for automatic washing machine. Double glazed window and door opening to the rear garden.

### Bedroom One

11'11" x 9'8" (3.64 x 2.97)

A double bedroom with beamed ceiling and two useful storage cupboards. Double glazed window to front elevation and radiator.

### Bedroom Two

8'6" x 8'11" (2.61 x 2.74)

Wooden latched door opens to bedroom two, a further double bedroom with double glazed window to rear aspect.

### Shower/Bathroom

5'2" x 4'9" (1.60 x 1.46)

A wooden latched door opening to the shower room with

tiling to splashbacks and feature panelling to walls. Shower cubicle, pedestal wash basin and low level W.C.

### Rear Garden

53'3" x 8'7" (16.234 x 2.63)

There is an easy to maintain, enclosed rear garden with rustic brick walling and timber fencing to part boundary. Paved patio and seating area and useful storage/outbuildings.

### About Us

Now well established, our sales team at HPS Estate Agents are passionate about property and are dedicated to bringing you the best customer service we can.

Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain.

### Disclaimer

Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy

him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

### Valuations

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- Charming Semi Detached Cottage
- Shower Room
- EPC Rating.....
- Quaint Village Setting
- Cosy Lounge & Breakfast Kitchen
- Total Room Area 55 square metres
- Two Double Bedrooms
- No Onward Chain
- Council Tax Band A





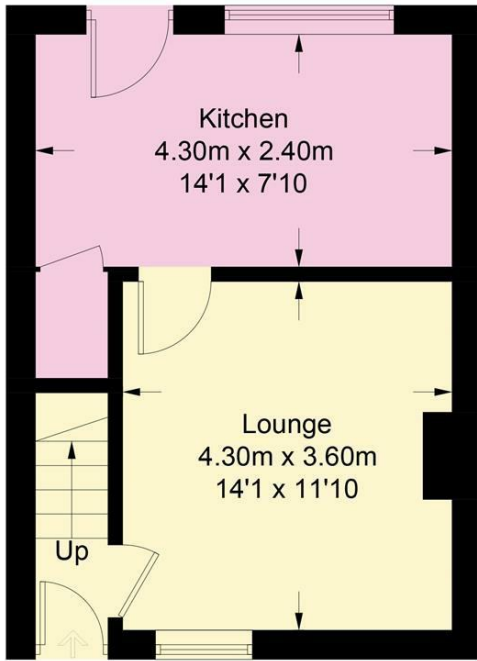




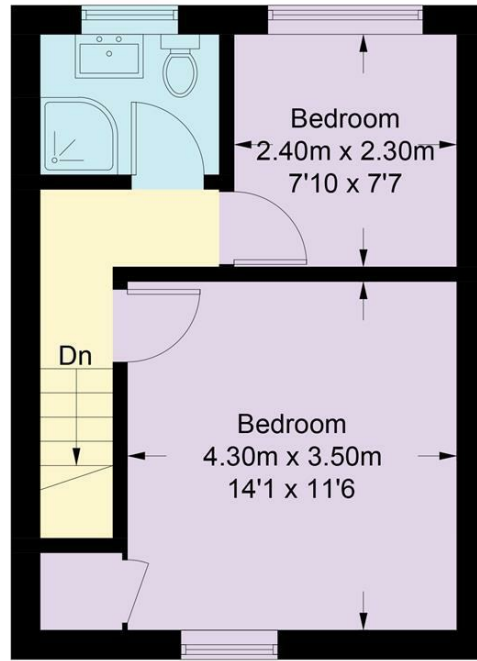
Floor Plan

**East View, YO25 8SN**

Approximate Gross Internal Area = 53.1 sq m / 571 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. FloorplansUsketch.com © 2023 (ID997320)

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>75</b>
	<b>35</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
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