

## Leys Lane Skipsea, YO25 8SL

\*\*\*\*\*ATTRACTIVE PROPERTY AND ECO FRIENDLY\*\*\*\*\* Escape to tranquility with this beautifully presented true bungalow, offering a serene retreat from the bustle of everyday life. Situated in the popular village of Skipsea which offers, shop, PO, primary school and pub, it boasts spacious interiors, a modern kitchen, a sunroom, two bedrooms one with en suite facilities, and eco-friendly air source heating it is a testament to comfortable and sustainable living.

This is a home that exudes charm and elegance from every corner. The property's immaculate presentation showcases the care and attention to detail that has gone into creating a space that feels both welcoming and refined.

Briefly comprising:- Porch, hallway, lounge, kitchen, sunroom/dining room, two bedrooms, two bathrooms, utility/workshop and garage with gardens to three sides. Viewing is essential to fully appreciate the quality on offer here. Call us now to book your viewing on 01964 533343.

EPC Rating - D, Council Tax Band - B, Tenure - Freehold

**£289,950**

## **Porch**

Fully double glazed enclosed porch with laminate flooring and lighting.

## **Entrance Hall**

Welcoming entrance hall with feature oak front door, French doors to the lounge and door to the main bedroom. Radiator.

## **Lounge 23'1" x 15'10" (7.06 x 4.85)**

Large lounge with picture window to one side and further window to the other. Wooden mantle with opening housing log burning stove and wood store to the side, Two radiators and doors to utility area/bathroom, kitchen and sun room/dining room.

## **Kitchen 10'6" x 9'2" (3.22 x 2.81)**

Window to front, a range of matching wall and base units, Italian made composite sink and drainer with mixer tap over, eye level oven and grill with housing for microwave over, induction hob with extractor over, side door to garden, laminate wooden flooring and radiator.

## **Sun Room/Dining Room 14'8" x 11'8" (4.49 x 3.58)**

French doors from the lounge, windows to three aspects, door to rear garden, laminate flooring and radiator.

## **Master Bedroom 13'10" inc bay x 9'11" (4.23 inc bay x 3.04)**

Beautiful bedroom with bay window to rear, built in wardrobe and door to ensuite, carpet and radiator.

## **En Suite 7'10" x 6'8" (2.41 x 2.05)**

Window to front, feature claw foot freestanding bath with hand held shower over, vanity unit with sink and low level wc. Porcelain tiled flooring

and radiator. Half height tongue and groove to walls with dado rail.

## **Bedroom 2 11'0" x 11'6" (3.36 x 3.52)**

Window to rear, two built in wardrobes, coving to ceiling, carpet and radiator.

## **Bathroom 7'6" x 5'1" (2.30 x 1.57)**

Window to side, step in shower cubicle, vanity unit housing wash hand basin and low level wc, part tiled walls and laminate flooring.

## **Workshop/Utility Area**

Once part of a double garage this area is used as a 'utility/boot room' but can be used as a workshop or returned to a double garage. There are worksurfaces with plumbing and space for a washing machine and tumble dryer.

## **Garage**

Up and over door, light and power points and sink.

## **Gardens**

Gardens to three sides with grassed area and planted areas at the front with pergola over a seating area. To the side and rear are further areas with planting, grassed area, summerhouse and storage shed. Fenced boundaries with hedges at the front providing privacy.

## **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.

- Quiet village location
- Two bedrooms, one en suite

- Attractive true bungalow
- Gorgeous gardens

- Spacious living areas
- Viewing essential



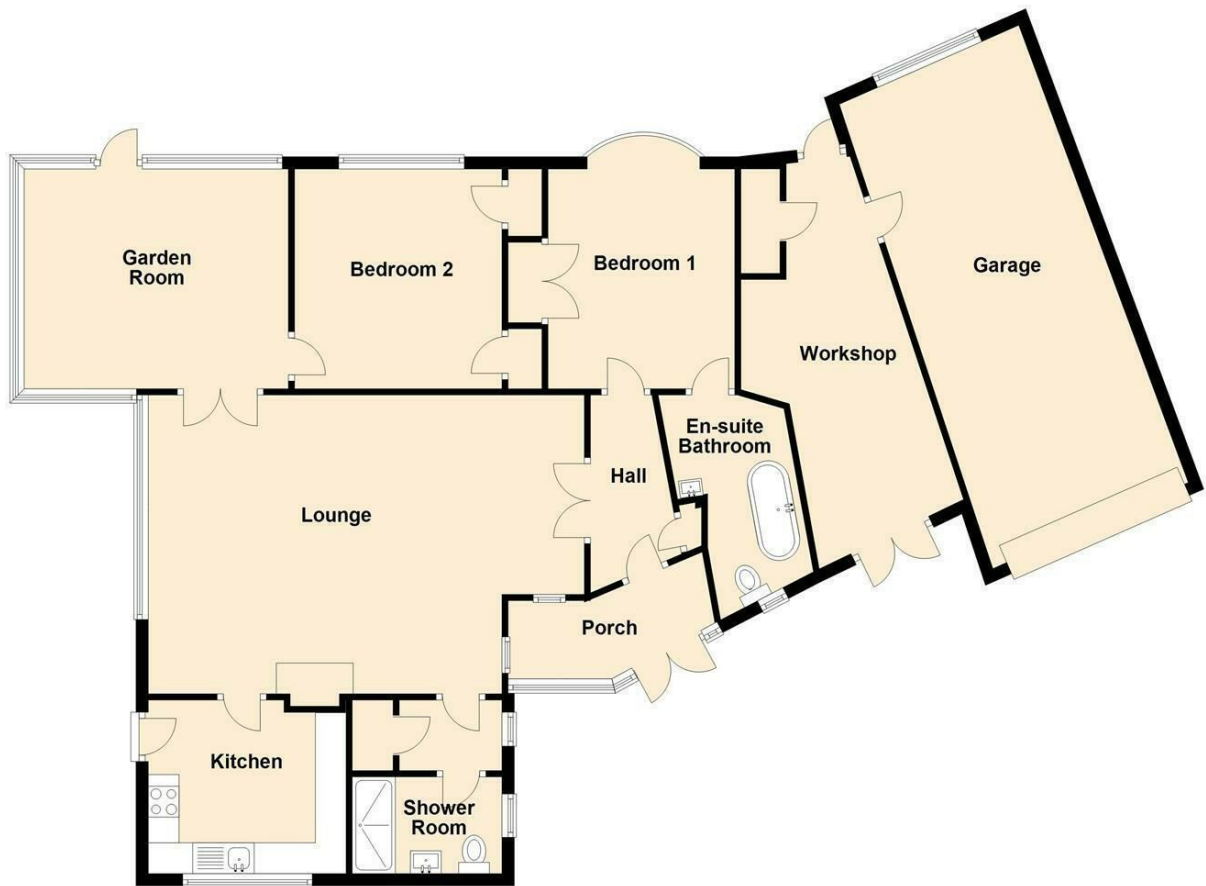






## Floor Plan

**Floor Plan**  
Approx. 149.2 sq. metres (1606.3 sq. feet)



Total area: approx. 149.2 sq. metres (1606.3 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>76</b>
		<b>58</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	