



## Cross Street Skipsea, YO25 8SN

Set on a corner plot in the popular village of Skipsea, this detached bungalow has ample spacious accommodation. Having the benefit of an oil central heating system, double glazing, a garage and off road parking, accommodation is briefly laid out as follows:- Entrance hall, lounge, kitchen, conservatory, three bedrooms and two bathrooms. Outside there are gardens surrounding the property and a garage with off road parking. Viewing is strictly by appointment only, so please give HPS a call to arrange to see inside on 01964 533343.

EPC Rating - D, Council tax band - C, Tenure - Freehold.

**£260,000**

### **Entrance Hall**

Front entrance door, coving to ceiling, dado rail, access to loft space, wooden flooring and radiator.

### **Lounge 18'1" x 12'11" (5.50 x 3.94)**

Large bay window to front, wooden fire surround with original flower pattern tiled inset & stone tiled hearth, coving to ceiling, dado rail, TV point, French doors to side and radiator.

### **Kitchen 15'11" x 9'8" (4.85 x 2.94)**

Window to rear, a range of fitted wall and base units with worksurfaces over, single drainer sink unit with mixer tap, built-in electric oven and hob with extractor hood over, built-in cupboard, coving to ceiling, radiator, French doors to conservatory and radiator.

### **Conservatory 11'11" x 9'9" (3.63 x 2.97)**

Windows to rear and side, French doors, TV point, tiled flooring and radiator.

### **Bedroom 1 11'11" x 11'11" (3.63 x 3.63)**

Windows to front and side, a range of fitted wardrobes and dressing table plus bedside cabinets, coving to ceiling, ceiling rose, dimmer switch, built-in cupboard and radiator.

### **Bedroom 2 11'11" x 10'0" (3.64 x 3.04)**

Window to side, coving to ceiling, built-in cupboard, radiator.

### **Bathroom**

Fitted with a white three piece suite comprising:- large step in shower cubicle with tiled walls behind, pedestal wash hand basin with tiled

splashback and low level WC, coving to ceiling and ladder style radiator.

### **Sitting Room/Bedroom 3 15'10" x 8'8" (4.85 x 2.65)**

French door to garden, window to rear, television point, wooden flooring and radiator.

### **Bathroom**

Window to side, fitted with a four piece bathroom suite comprising:- corner bath with hand held shower over, separate step-in shower cubicle, pedestal wash hand basin and low level WC, tiled walls, tiled flooring, extractor fan and radiator.

### **Gardens**

To the front and side are patio areas with planted borders and fenced boundaries.

There is a block paved driveway leading to the garage to the left hand side of the bungalow.

To the rear is mainly lawned, with planted borders and fenced boundaries

### **Garage**

Detached garage with up & over door, and power & light laid on.

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### **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.

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### **Valuations**

If you are thinking about selling your home we are currently offering an unbeatable sales package. Call now for your Free market appraisal.

- Village location
- Spacious property
- Conservatory

- True bungalow
- Three bedrooms
- Garden, garage and parking

- Well maintained and presented
- Large kitchen and lounge
- Viewing essential





## Floor Plan

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