



## Leys Lane Skipsea, YO25 8SL

\*\*\*\*\*VERSATILE ACCOMMODATION INCLUDING A CONVERTED GARAGE AND NO CHAIN\*\*\*\*\* This property boasts a spacious layout with two or three reception rooms, three or four bedrooms, kitchen diner and a well-appointed bathroom, providing ample space for comfortable living. One of the standout features of this property is the converted garage, offering versatility and additional living space that can be tailored to suit your needs - whether it be a home office, a playroom for the kids, or a cosy snug to unwind in. The low maintenance gardens are perfect for those who appreciate outdoor space but prefer a hassle-free upkeep. Imagine enjoying a cup of tea in the serene surroundings of your own garden without the worry of extensive maintenance. With no chain involved, the process of making this house your home is made even smoother. Whether you're looking to settle down or seeking an investment opportunity, this property presents a fantastic chance to create a comfortable and convenient living space in a desirable location. Don't miss out on the opportunity to make this lovely house your own - Call Lisa, Claire or Donna to book a viewing today and start envisioning the possibilities that await in this delightful property.

EPC Rating - E, Council Tax Band - B, Tenure - Freehold.

**£159,950**

**Entrance Porch 7'6" x 3'10" (2.29 x 1.17)**

Double glazed door and window to front and courtesy light.

**Living Room 18'11" x 14'2" (5.79 x 4.34)**

Large room with sliding patio doors out to the garden, tiled hearth and surround housing a wood burning stove, television point and radiator.

**Dining Room 11'7" x 10'3" (3.55 x 3.13)**

Window to front, coving to ceiling, wooden floor, stairs to first floor and radiator.

**Sitting Room 17'8" x 7'3" (5.39 x 2.21)**

Converted from the garage this large room has a upvc door to front and back, window to rear, laminate flooring and radiator.

**Kitchen 15'9" x 8'2" (4.82 x 2.50)**

Windows to front and side, door to porch, a range of fitted wall and base units with work surfaces over incorporating 1 1/2 sink unit and drainer with mixer tap. Electric cooker point, space for washing machine, and dishwasher or tumble dryer, part tiled walls and tiled flooring. Built in cupboard and coving to ceiling.

**First Floor Landing 6'4" x 5'1" (1.94 x 1.56)**

Access to loft space.

**Master Bedroom 15'4" x 9'2" (4.69 x 2.80)**

Two windows to the front, fitted wardrobes, coving to ceiling, eaves storage and radiator.

**Bedroom 2 11'1" x 8'9" (3.39 x 2.67)**

Window to rear and radiator.

**Bedroom 3 10'4" x 7'6" (3.17 x 2.31)**

Window to rear, built in cupboard and radiator.

**Bathroom 8'2" x 4'10" (2.49 x 1.49)**

Two windows to side, white three piece suite comprising P-shaped bath with shower over, pedestal hand wash basin and low level wc. Tiled walls and floor, downlights, built in cupboard, extractor fan and ladder style radiator.

**Front Garden**

Driveway with garden area covered in slate.

**Rear Garden**

Paved area for seating, planted borders and fenced boundaries. Garden shed and external boiler and oil tank.

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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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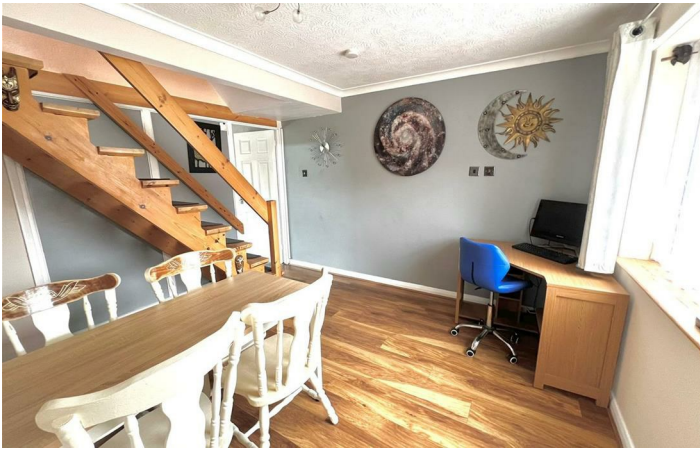
**Valuations**

If you are thinking about selling your home 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.

- Great village location
- Nicely presented
- Low maintenance gardens

- Ideal investment at an excellent price
- Large lounge overlooking the garden
- Ample parking
- Versatile accommodation
- 2/3 receptions or 3/4 bedrooms
- Viewing highly recommended









## Floor Plan

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