



Rosedale Skipsea, YO25 8JE

*****VERSATILE ACCOMMODATION IN A QUIET LOCATION AND NO CHAIN***** This modern detached house boasts two/three reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three/four bedrooms and two bathrooms, there is ample space for a growing family or visiting guests. A kitchen diner and sunny conservatory complete the accommodation on offer. There is ample parking available ensuring convenience for you and your family or visitors and a detached garage. Situated off the beaten track, this property offers a peaceful retreat from the hustle and bustle of life. Imagine waking up to the sound of birds chirping and enjoying your morning coffee in the tranquillity of your own garden. Don't miss the opportunity to make this lovely house your home. Priced to sell, you can fully embrace the peaceful surroundings and modern amenities that this property has to offer. Contact us today to arrange a viewing and take the first step towards your new home in Skipsea. Current EPC rating - D, Council Tax Band - D, Tenure - Freehold.

£240,000

Entrance Hall 15'11" x 6'0" (4.87 x 1.83)

Double glazed entrance door leading into the hallway, under stairs cupboard, storage heater, staircase with spindle bannister leading to first floor.

Dining Kitchen 10'4" x 9'4" (3.16 x 2.85)

Range of fitted wall and base units with work surfaces over, one and a half sink drainer unit with mixer tap. Electric fitted oven, electric hob with extractor hood, space for fridge freezer, integrated washing machine. part tiled walls, vinyl flooring and window to the front aspect.

Living Room 16'7" x 10'3" (5.07 x 3.13)

Window to the side aspect, coving to the ceiling, storage heater, patio door to the rear, TV point and freestanding electric fire. Patio doors leading into the conservatory.

Conservatory 8'0" x 7'1" (2.45 x 2.17)

Windows to the side and rear aspect, tiled floor and French doors leading into the garden.

Dining Room/Bedroom 2 10'4" x 8'6" (3.17 x 2.60)

Windows to the front and side aspect, coving to the ceiling and storage heater.

Master Bedroom 13'6" x 9'0" (4.14 x 2.75)

Window to the rear aspect, TV point and storage heater. Door to shower room.

Shower Room 8'0" x 5'6" (2.44 x 1.69)

White three piece suite comprising: pedestal wash hand basin with vanity unit, low level WC and step in shower cubicle, vinyl floor and heated towel rail, door leading to bedroom one and the hallway.

First Floor Landing

Two built in storage cupboards.

Bedroom 3 12'8" x 10'3" (3.87 x 3.14)

Velux window to the rear and window to the side, storage heater.

Bedroom 4 11'5" x 7'6" (3.49 x 2.30)

Velux window to the front and window to the side aspect, storage heater.

Bathroom 7'9" x 5'6" (2.38 x 1.69)

Velux window to the rear aspect, three piece suite comprising: low level WC, pedestal wash hand basin and panelled bath, part tiled walls and heated towel rail.

Front Garden

Laid mainly to lawn, with drive leading to a detached garage. Double gates halfway down the drive make the rear more secure.

Rear Garden

Laid mainly to lawn, with mature trees, some fruit trees and paved seating area. Fenced boundaries.

Garage

Detached garage with power and lighting, window and personal door.

About Us

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service we can.

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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.

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not 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.

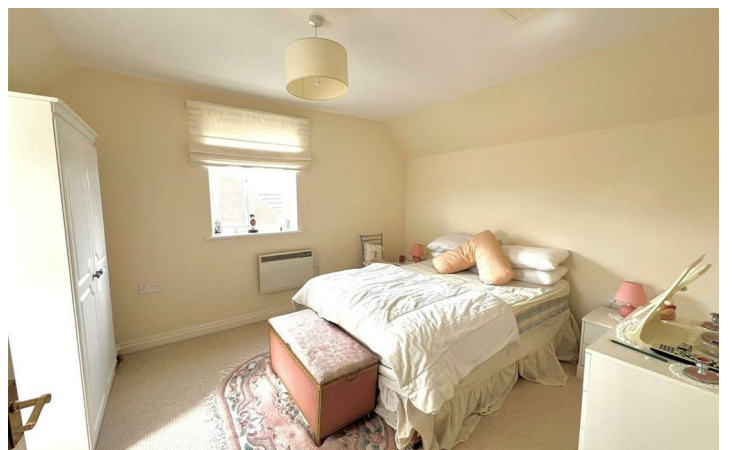
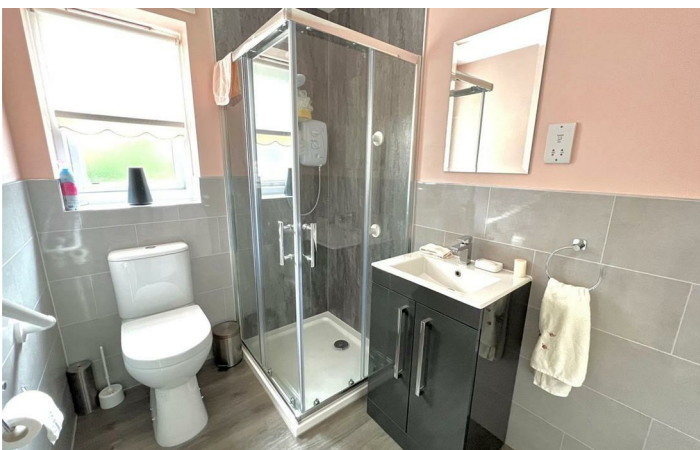
Valuations

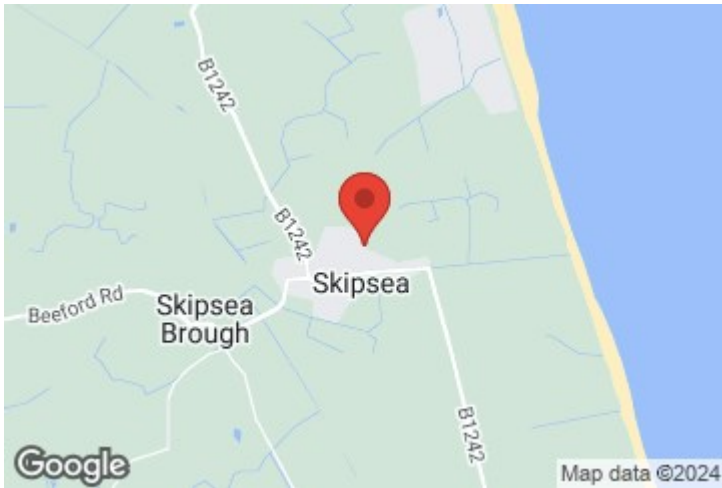
If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- Peaceful village location
- Versatile accommodation
- Lovely garden, not overlooked

- Modern chalet bungalow
- Lounge, dining room and conservatory
- Garage and driveway

- Nicely presented
- Three/four bedrooms
- Viewing highly recommended





Floor Plan



Total area: approx. 103.4 sq. metres (1112.6 sq. feet)

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 66 | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |