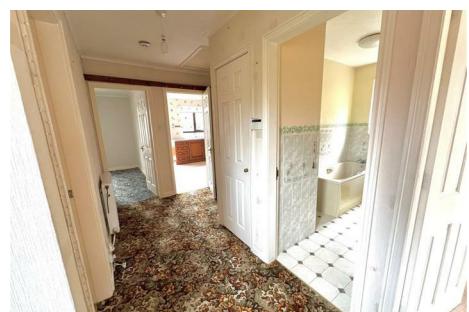


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Old Forge Way Skirlaugh, HU11 5DX

AUCTION: NO ONWARD CHAIN Situated in the charming commuter village of Skirlaugh this delightful detached bungalow has great potential. It boasts versatile accommodation on one level with two/three reception rooms and two or three bedrooms depending on how you would like to use it. There are also two bathrooms, one an en-suite providing ample space for comfortable living. While the property requires some modernisation, this presents a fantastic opportunity for you to put your own stamp on it and create the home of your dreams. The spacious layout of this bungalow makes it ideal for families, couples, or individuals looking for a peaceful retreat. Whether you're relaxing in one of the reception rooms or unwinding in the bedrooms, this property offers a welcoming atmosphere that is sure to make you feel right at home.

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

By Auction £180,000

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Entrance Hall 13'10" x 6'7" narrowing to 6'1"

(4.24 x 2.02 narrowing to 1.86)

An airy entrance hall with a double glazed door, built in cupboard and a radiator.

Living Room 10'9" x 16'0" (3.30 x 4.90)

The stone mantelpiece with granite inset and hearth housing an electric fire create a wonderful feature in this comfortable room which has coving to the ceiling and a radiator. A square bay window creates natural lighting.

Conservatory 15'5" x 7'10" (4.70 x 2.41)

A delightful area to relax with door to side plus windows to the side and rear, leading onto the garden.

Dining Kitchen 11'0" x 9'9" (3.37 x 2.99)

The kitchen diner boasts plenty of fitted wall and base units plus a ceramic sink unit and drainer complimented by a mixer tap. There is a gas and electric cooker point as well as space for an under counter fridge.

Utility 7'5" x 5'3" (2.27 x 1.62)

The utility has space for a washing machine plus a dishwasher with work surfaces. It is home to the combi gas central heating boiler fitted in 2022 as well as wall units. There is a window to the side and vinyl flooring.

Master Bedroom 12'0" x 11'4" (3.68 x 3.47)

This bedroom benefits from fitted wardrobes creating plenty of storage space. Plus coving to the ceiling to give a regal feel. It has carpeted flooring as well as a radiator.

En-suite 9'7" x 7'6" (2.94 x 2.29)

A delightful three piece suite compromising:- a step in shower cubicle, wash hand basin plus a low level W.C It has vinyl flooring as well as a radiator and heated towel rail, finished off with part tiled walls.

Bedroom 2 12'7" x 9'4" (3.84 x 2.87)

This bedroom overlooks the front of the property with carpeted flooring and a radiator.

Dining Room/Bed 3 9'4" x 7'6" (2.86 x 2.30)

The room overlooks the front of the property with carpeted flooring plus a radiator.

Bathroom 9'9" x 5'0" (2.99 x 1.54)

A 3 piece suite with a panelled bath, pedestal hand wash basin plus a low level W.C. The room is complimented with part tiled walls plus a radiator with a window to the side of the property. Vinyl flooring finishes this delightful room.

Garage

This property boasts a single garage with an up and over door plus light and power points.

Front Garden

Planted borders compliment the mainly lawned area as well as a driveway leading to the garage.

Rear Garden

A well established garden of mainly lawn and mature shrubbery with a paved patio area. The fenced boundary plus garden shed with electric finish this lovely area.

About Us

About Us

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Disclaimer

Laser Tape Clause - Laser Tape Clause

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The Buyer's Premium secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be

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Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyer's Premium of £6600 including VAT and a Legal Pack fee of £396 including VAT. This secures the transaction and takes the property off the market.

The Buyer's Premium and administration charge are in addition to the final negotiated selling price.

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- **AUCTION: No onward chain**
- **Kitchen diner**
- **Gardens and garage**
- **Popular commuter village location**

- **Detached bungalow**
- **Conservatory**
- **Not overlooked**
- **Spacious property**
- **Two/three bedrooms**
- **Viewing highly recommended**





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(0-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			