



Leys Lane

Skipsea Driffield, YO25 8SL

*****COMPETITIVE PRICING MAKES THIS A MUST SEE***** Nestled in a peaceful rural village, this three-bedroom semi-detached home offers a wonderful opportunity for those looking to add their personal touch as this property is in need of some updating but is priced to sell. With plenty of potential, this home is perfect for first-time buyers, investors, or anyone looking to create their ideal countryside retreat. The home features three bedrooms and is set on a generously sized plot, providing ample space both inside and out. This property is attractively priced to reflect the updating needed, offering excellent value for money. It's an ideal opportunity for those looking to get onto the property ladder or for investors seeking a project. Call us now to book your viewing on 01964 533343.

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

Offers In The Region Of £149,995

Entrance Hall 5'5" x 5'0" (1.66 x 1.54)

Double glazed entrance door, stairs to first floor and radiator.

Lounge 16'0" x 13'3" (4.90 x 4.05)

Window to front, brick fireplace with stone effect hearth, coving to ceiling and dado rail and two radiators.

Dining Room 11'2" x 7'6" (3.42 x 2.29)

Glazed door to the conservatory and radiator.

Conservatory 9'5" x 7'10" (2.89 x 2.39)

Windows to two sides and rear and French doors to rear, plumbing for washer and dryer and vinyl flooring.

Kitchen 12'6" x 8'3" (3.82 x 2.53)

Window overlooking the rear garden, a range of wall and base units with worktops over incorporating a single drainer oval sink and drainer, eye level electric oven and separate gas hob, undercounter oil fired boiler and space for a dishwasher plus space for a dishwasher. Door to understairs cupboard housing a low level wc.

First Floor Landing

Built in cupboard, access to loft space and radiator.

Bedroom 1 11'3" x 8'3" (3.44 x 2.53)

Window to the front, built in wardrobe, carpet and radiator.

Bedroom 2 11'1" to wardrobe front x 8'3" (3.39 to wardrobe front x 2.54)

Window to the rear aspect, carpet and radiator.

Bedroom 3 8'0" x 7'7" (2.45 x 2.33)

Window to rear, laminate flooring and radiator.

- Popular village location
- Two reception rooms and conservatory
- Garage and carport with ample parking

Bathroom 8'10" x 7'9" (2.71 x 2.38)

Window to front, white four piece suite comprising:- panelled bath, step in shower cubicle, pedestal hand wash basin and low level wc. Storage nooks, tiled walls and carpet plus radiator.

Front Garden

Mainly gravelled with large carport to the side over the driveway.

Rear Garden

Lawned, gravelled and paved area with access to the garage, shed and attractive planted areas. Small pond and some fence and some wire fence boundaries.

Garage

Single detached garage.

About Us

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Disclaimer

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

- Great sized plot and property
- Three bedrooms and bathroom
- In need of some updating

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.

- Priced to sell
- West facing rear garden
- 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 firm's 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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		67	41
	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		