



## Castle View Skipsea, YO25 8TD

\*\*\*\*\*KEY READY, BEAUTIFUL PROPERTY IN POPULAR SEASIDE VILLAGE\*\*\*\*\*

A wonderful example of a true bungalow standing on a surprisingly large plot with fabulous recently updated low maintenance gardens that are not overlooked in the popular village of Skipsea, giving access to local amenities and coastal walks. Newly renovated throughout to include new roof, LPG heating system, kitchen and shower room plus plastering and decorating throughout the new owner left no stone unturned in making this a home to be proud of. This lovely bungalow offers versatile living space with the space to extend if required subject to local planning approval. It briefly comprises:- a lovely lounge, kitchen, shower room, two bedrooms and a conservatory overlooking the beautiful and well maintained gardens. Ample parking and a garage complete this amazing property. Only a visit to this lovely home will give you an insight into what is on offer.

EPC rating - D, Council tax band - B, Tenure - Freehold.

**Offers Around £270,000**

### **Entrance Porch 8'5" x 3'7" (2.57 x 1.10)**

Newly added porch providing an ideal space for coats and shoes, there is a door to the front, window to the side and leads to the hallway.

### **Entrance Hall 7'8" x 3'11" (2.36 x 1.20)**

Double glazed door leads into a welcoming hallway, with coving to ceiling and a radiator. Doors lead to all other rooms except the conservatory.

### **Lounge 10'5" x 15'11" (3.18m x 4.86 )**

A well proportioned room with bay window to the front aspect, log burner effect lpg fire with wooden mantle over and stone hearth, coving to ceiling, feature radiator and solid wood flooring.

### **Kitchen 7'10" x 9'3" (2.39m x 2.83m )**

Window to front, the kitchen has been updated with a range of matching wall and base units, complimentary worktops and splashbacks, 1 1/2 bowl sink unit and drainer, integrated fridge freezer, slim dishwasher, washing machine and microwave, electric oven and separate induction hob with extractor over. There is a feature radiator and wooden flooring.

### **Main Bedroom 11'5" x 10'9" (3.49m x 3.29m )**

Overlooking the rear garden there is a double glazed window, coving to the ceiling, tv point and a radiator.

### **Bedroom Two/Study/Dining Room 8'11" x 8'2" (2.73m x 2.49m )**

This versatile room could be used as an office or dining room as well as a bedroom and has a double glazed window to the side, coving to the ceiling, wooden flooring and feature radiator. Access to the conservatory is through sliding patio doors.

### **Shower Room 6'10" x 4'7" (2.10 x 1.40)**

Window to the side, a walk in double

shower, low level w.c and wash hand basin, shower boarding to the walls and wooden flooring.

### **Conservatory 9'5" x 8'4" (2.89m x 2.55m )**

Enjoy this relaxing space with spectacular views of the rear gardens and the scenery beyond. It now has an enclosed roof making it more practical all year round, side access door leading to the patio area and benefiting from downlights, wooden floor, and radiator.

### **Front Garden**

To the front of the property there are two driveways giving ample parking, one is blocked paved leading to the main entrance door and the other one leading to the single garage with double gates. The side garden has hard landscaping and the benefit of a good sized shed.

### **Side Garden**

### **Rear Garden**

The current owners are rightly proud of the garden which offers a low maintenance, landscaped space with established borders and flower beds, several seating areas to take advantage of the sun and is not overlooked at all. There is a greenhouse and a stunning summer house with electrics laid on.

### **Garage 21'10" x 10'7" (6.66 x 3.24)**

Single detached garage with electric roller door, power and lighting and window to side.

### **About Us**

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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 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.

- Popular village location
- Immaculate throughout
- Stunning gardens, garage and two driveways

- True bungalow
- Two bedrooms
- Not overlooked

- Newly renovated and extended
- Lounge and conservatory
- Viewing essential

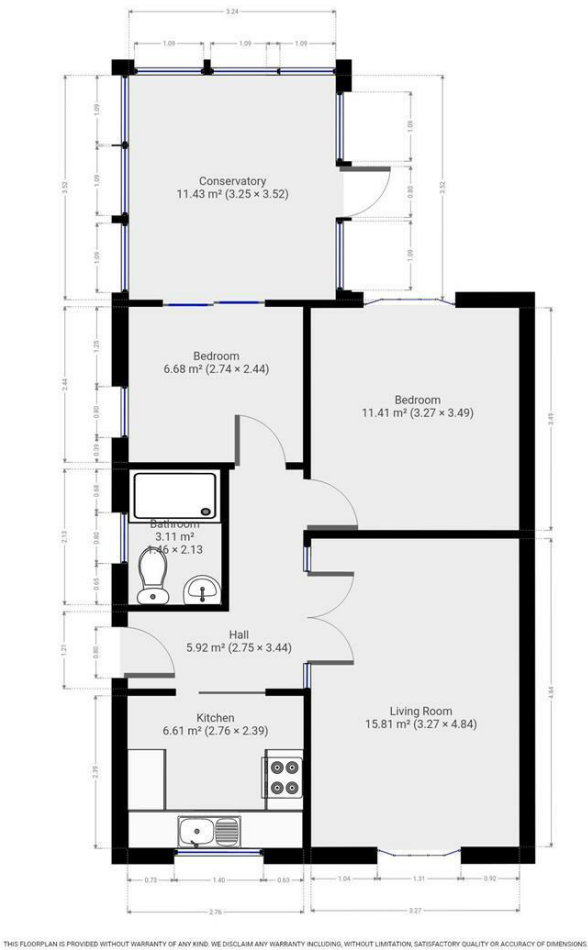








Floor Plan



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		45
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC