

## Leys Lane Skipsea, YO25 8SL

\*\*\*\*\*BEAUTIFULLY PRESENTED SEMI DETACHED BUNGALOW IN A QUIET LOCATION\*\*\*\*\*

You never know from the front, what a property is like on the inside but Coppins does not disappoint. Nestled in a sought-after rural village on the coast, which offers shop and post office, primary school and pub, this attractive and well presented bungalow offers the perfect balance of modern living and tranquility. With a spacious open-plan living area, two bedrooms, one featuring a dressing room, a lovely bathroom, and a large loft area with development potential (subject to local planning), this home is as versatile as it is charming. Ample parking and a private, non-overlooked rear garden complete the package. This bungalow has been thoughtfully designed to create a bright and welcoming home, and would be perfect for singles, couples, small families, or those looking for a peaceful retreat. Call us now to see it on 01964 533343.

Current energy rating - F, Council Tax Band - B, Tenure - Freehold.

**£189,950**

## Lobby Area

The composite front door opens into a lobby area which in turn opens out into a really attractive open plan lounge, dining and kitchen area - perfect for entertaining and just socialising with family.

## Open Plan Living Area 16'1" x 14'9" (4.91 x 4.51)

Large open plan area catering for the lounge area, dining area and kitchen. Lounge area - Large picture window to the front aspect, feature chimney breast with wall mounted electric fire, LVT flooring throughout and two radiators.

## Kitchen Area 13'10" x 7'11" (4.24 x 2.42)

Modern kitchen dining area with French doors and window to the rear, a range of matching wall and base units with work surfaces and splashbacks over incorporating a composite sink and drainer unit, integrated electric cooker and hob, washing machine and slimline dishwasher. Space for fridge freezer.

## Master Bedroom 11'10" x 10'2" (3.62 x 3.12)

Window to the front of the property, television point, carpet and radiator.

## Dressing Area 6'11" x 4'8" (2.12 x 1.44)

Currently used as a nursery there is a high level window to the front.

## Bedroom 2 10'7" x 10'7" (3.24 x 3.23)

Window to rear, loft access point, carpet and radiator.

## Bathroom 8'2" x 7'1" (2.49 x 2.17)

Window to rear, attractive well appointed bathroom with free

standing, claw foot tub with shower over and screen, wooden floating shelf with feature wash hand basin and low level wc. Part tiled walls and flooring and ladder style radiator.

## Front Garden

Low walled garden with gravel and hard standing parking area for multiple cars, planted area and pathway to the rear garden.

## Rear Garden

Laid mainly to lawn with paved seating area and pergola over and shed.

## About Us

Now well established, our sales team at HPS Estate Agents are passionate about property and are dedicated to bringing you the best customer service we can.

Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain.

## 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, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to

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## Valuations

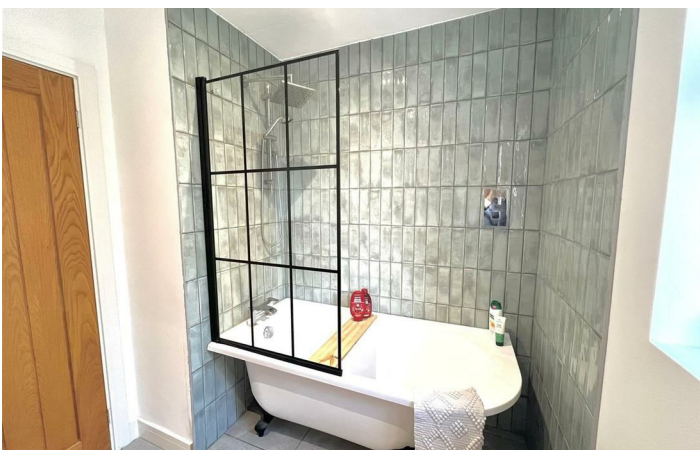
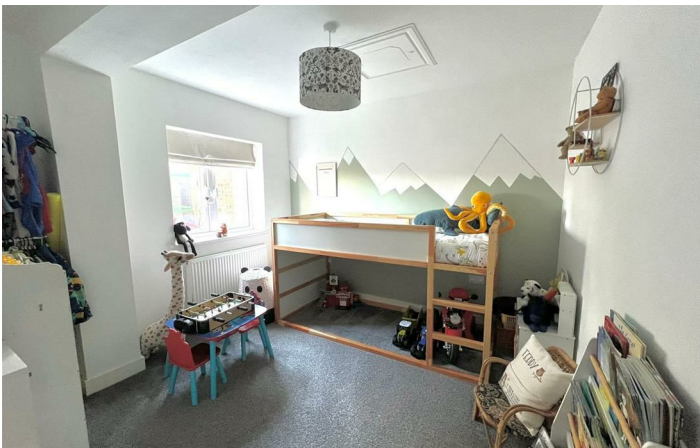
If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- Seaside location
- Large open plan living space
- Enclosed rear garden with seating area

- Rural village
- Well appointed kitchen/dining area
- Ample parking at the front

- Beautifully presented bungalow
- Two bedrooms and dressing room
- Viewing highly recommended



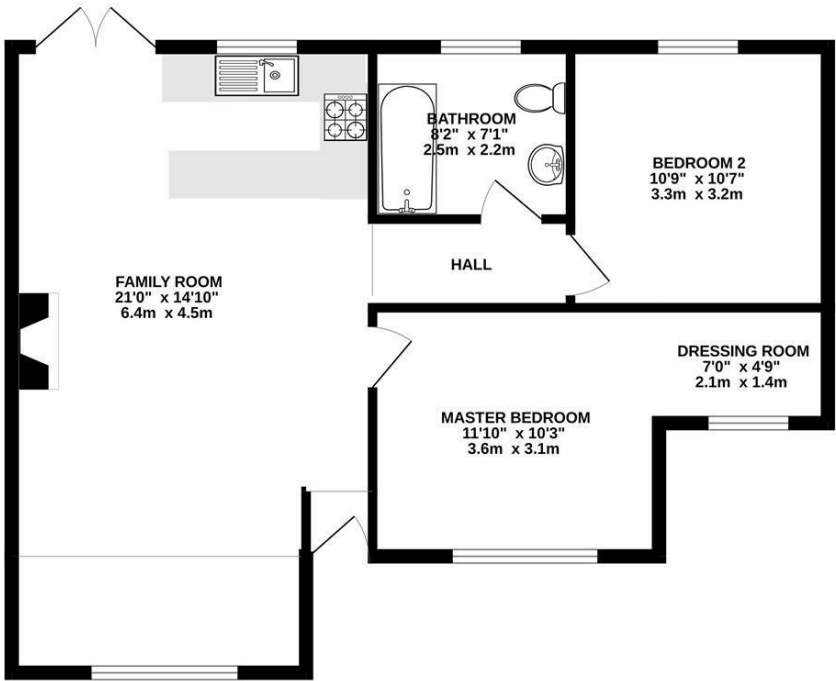






Floor Plan

GROUND FLOOR  
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>66</b>
	<b>37</b>	
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	