



Main Street, Skidby, HU16 5TZ
£300,000

Philip
Bannister
Estate & Letting Agents

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Key Features

- Wonderful 3 Bedroom Cottage
- Ideally Located For Town & Country Living
- 3 Bedrooms Including Guest Suite
- Delightful Southerly Gardens
- Modern Fitted Breakfast Kitchen
- Contemporary Bathroom
- 3 Reception Rooms
- Driveway & Double Garage
- Recently Re-Wired
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Nestled in a picturesque setting that seamlessly combines the charm of rural living with the convenience of urban amenities, Pear Tree Cottage stands as a delightful testament to the best of both. Boasting three bedrooms and generously spacious interiors, this property offers a welcoming accommodation throughout. A number of recent renovations include a new kitchen, bathroom, and complete re-wiring, ensure modern comfort and functionality throughout. Its thoughtfully designed layout encompasses an entrance hall, lounge with a cosy log burning stove, sitting room, and a well-appointed breakfast kitchen. The addition of a guest suite, complete with its own reception room, shower room, and bedroom, offers versatility and convenience, perfect for accommodating dependent relatives or teenage children. Outside, the property is surrounded by southerly beautifully landscaped gardens, n extensive driveway and a double garage add practicality and convenience to this idyllic home.





ACCOMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

A composite entrance door leads to the entrance hall, with a staircase leading to the first floor.

LOUNGE

12'3 x 12'2 (3.73m x 3.71m)

An attractive front facing reception room with a feature fireplace housing a recessed log burning stove mounted upon a tiled hearth, with a rustic beamed mantle over. There are storage cupboard to both alcoves, laminate wood flooring and a bow window to the front.

SITTING ROOM

11' x 16' (3.35m x 4.88m)

A second reception room with part panelled walls, fitted storage cupboard, laminate wood flooring and an under stair cupboard.

BREAKFAST KITCHEN

16'7 x 14'7 (5.05m x 4.45m)

The spacious breakfast kitchen is fitted with a range of recently wall and base units mounted with complementary worksurfaces beneath splashbacks. A ceramic 1 1/2 bowl sink unit sits beneath a window to the rear, integral appliances include an electric oven, ceramic hob and extractor hood. There is space and plumbing for an automatic washing machine, laminated wood floor throughout and a skylight. A sliding patio door opens to the rear garden and there is a personnel door to the side.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

12' x 11'9 (3.66m x 3.58m)

An attractive front facing bedroom with a feature fireplace, fitted wardrobes, a built-in storage cupboard over the stairwell and a window to the front.

BEDROOM 2

9'5 x 11'1 (2.87m x 3.38m)

A second double bedroom with fitted wardrobes and a window to the rear elevation.

BATHROOM

A modern bathroom which is fitted with a four piece suite comprising WC, vanity wash basin, panelled bath and a corner shower enclosure. There are partially tiled walls, tiling to the floor and two windows.

GUEST SUITE

An ideal space for independent living, the guest suite comprises:

GROUND FLOOR

SNUG

19'11 x 7'9 (6.07m x 2.36m)

A delightful front facing reception room with a staircase leading to the first floor and a laminate wood floor throughout.

SHOWER ROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and a shower enclosure. There is a cupboard housing a boiler, window to the rear and partial tiling.

FIRST FLOOR

LANDING

With a window to the rear.

BEDROOM 3

16'7 x 7' (5.05m x 2.13m)

Currently utilised as an office with fitted furniture including wardrobes and desk with drawers. There is a window to the front elevation.

OUTSIDE

FRONT

A gravelled forecourt with a gated footpath leading to the front entrance door.

REAR

Immediately to the rear is a beautifully landscaped garden. A shaped patio extends from the property with a small retaining wall and steps leading to a second patio. There are well stocked gravelled beds and a timber summerhouse. The steps continue to a driveway and garage with a further well tended lawned garden beyond. There are planting beds running the perimeter and a decked terrace to the bottom of the garden.

DRIVEWAY & GARAGE

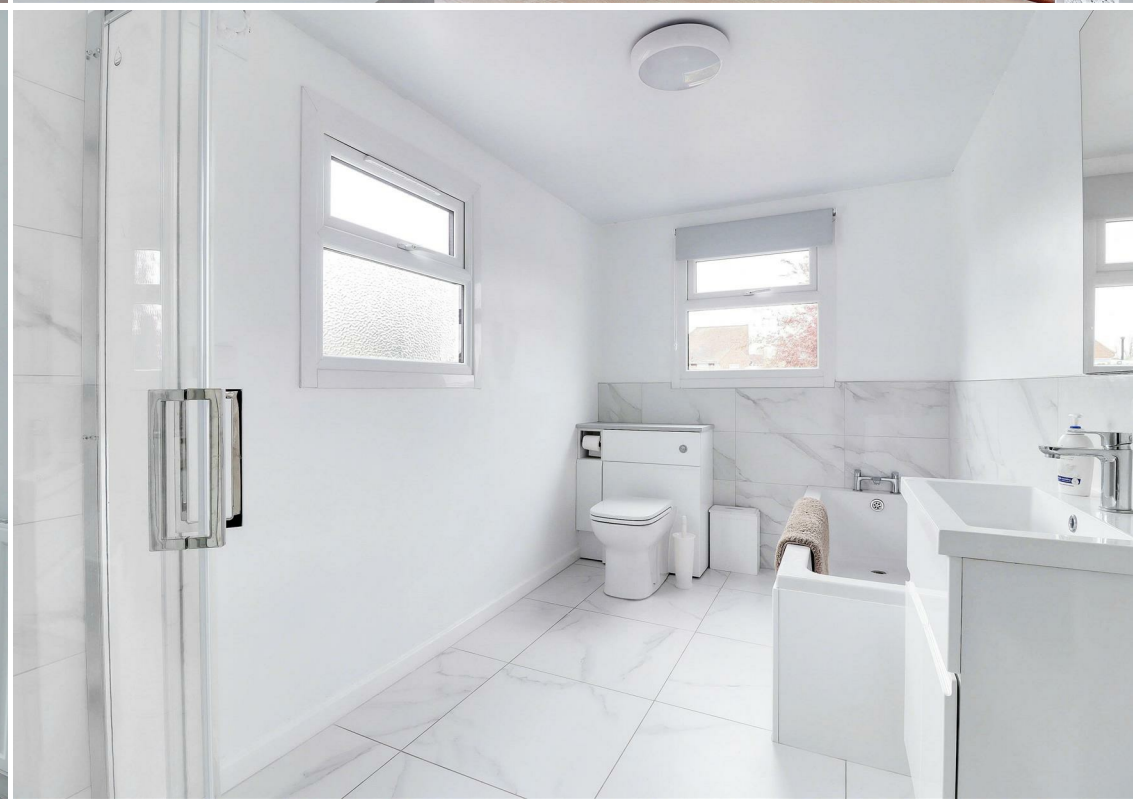
A driveway provides extensive off street parking and leads to a detached double garage with up and over door, light power and a further personnel door.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.



COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

VIEWINGS

Strictly by appointment with the sole agents.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.

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In compliance with NTSEAT Guidance on Referral

Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100





GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.

1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1396 sq.ft. (129.7 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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