



## 2 Cobble Cottages, Bridlington Road, Skipsea, YO25 8TJ

Offers Over £215,000



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Skipsea, YO25 8TJ

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Welcome to the village of Skipsea, approximately nine miles south of Bridlington, this beautifully presented terraced cottage offers a blend of period features and modern comfort. With three well-proportioned bedrooms and a spacious reception room, this property is perfect for those seeking a peaceful retreat.

The cottage has been thoughtfully updated, with new windows and external doors installed in 2022, ensuring both energy efficiency and aesthetic appeal. The interior boasts a warm and welcoming atmosphere, enhanced by the characterful details that reflect its heritage.

The location of this cottage is particularly advantageous, as it offers easy access to the main Bridlington, Hull, and Beverley Road, making it an ideal base for commuting or exploring the stunning East Yorkshire coastline. The nearby coastal attractions and local amenities enhance the appeal of this property, making it a wonderful place to call home.

Don't miss the chance to make this delightful cottage your own.

### Entrance:

Stable door leads directly into:

### Lounge/diner:

25'7" x 13'1" (7.82m x 4.00m)

### Lounge area:

A front facing room, exposed beams, inset multi fuel burning stove installed 2022, two upvc double glazed windows and central heating radiator.

### Dining area:

A front facing room, exposed beams, Multifuel wood burning stove with brick surround, upvc double glazed window and central heating radiator.

### Kitchen:

12'9" x 7'9" (3.91m x 2.38m)

A rear facing room, exposed beams, fitted with a range of base and wall units, Belfast sink unit, electric double oven and hob. Plumbing for washing machine, part wall tiled, floor tiled, upvc double glazed window and upvc double glazed door onto the garden.

### Office:

11'8" x 7'5" (3.56m x 2.28m)

A rear facing room, upvc double glazed window, central heating radiator, staircase to first floor and upvc double glazed door onto the garden.

### First floor:

Central heating radiator.

### Bedroom:

13'0" x 10'9" (3.97m x 3.29m)

A front facing double room, built in wardrobes and cupboards. Upvc double glazed window and central heating radiator.

### Bedroom:

12'11" x 10'8" (3.95m x 3.26m)

A front facing double room, built in wardrobes and cupboards. Upvc double glazed window and central heating radiator.

### Bedroom:

12'5" x 7'7" (3.80m x 2.32m)

A rear facing double room, built in cupboard housing

electric boiler, upvc double glazed window and central heating radiator.

### Bathroom:

8'10" x 7'6" (2.70m x 2.30m)

Comprises shower cubicle with an electric shower, wc and wash hand basin with vanity unit. Wall panelling, part wall tiled, shaver socket, stainless steel ladder radiator and upvc double glazed window.

### Exterior:

To the rear of the property is an enclosed private garden. Patio, lawn, flower beds and raised pebbled area. Water point and four outbuildings for storage with power, lighting.

### Notes:

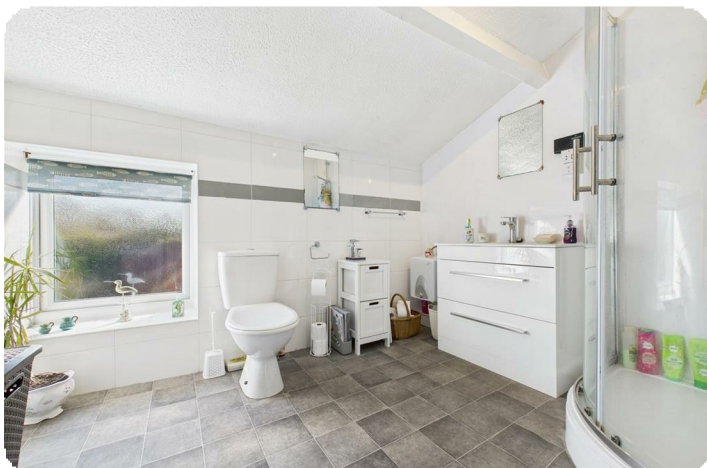
Council tax band: B

### Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

### General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



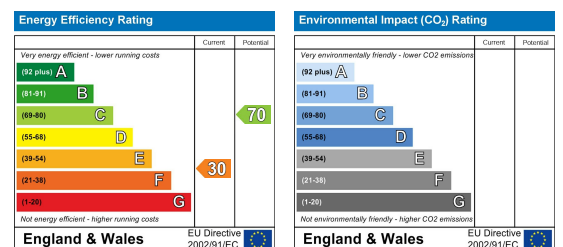
## Floor Plan



## Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.



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