Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME

Ash House, 24 Riplingham Road, Skidby, East Yorkshire, HU16 5TR

- Fabulous New Home
- High Quality Specification
- Beautiful Fittings
- Council Tax Band = TBC
- 5 Beds/4 Baths
- Approx. 3,000sq.ft.
- Must Be Viewed!
- Freehold/EPC = B

£795,000

INTRODUCTION

An outstanding, luxury development ready for you to move straight into, constructed by the locally-renowned developers, Swanhome Developments.

Being one of two identical properties available, Ash House sits in a slightly larger plot than it's neighbour, Birch House; Ash House is particularly generous for a modern property, boasting a large rear-landscaped garden, excellent parking and a garage.

Meticulously appointed with a high quality specification throughout, the layout affords family living across three floors that stretch approximately 3,000sqft.

The properties also offer privacy and peace of mind, being discreetly located and set-back from Riplingham Road, accessed via a private driveway.

This stunning accommodation is depicted on the attached floorplan and features a fabulous open plan living/dining/kitchen for socialising, relaxing and living, complimented by beautiful units with a host of appliances, a grand island - all framed by the two sets of bi-fold doors that open to the large landscaped garden.

The lounge offers full family living, with a premium log-burner and a secondary sitting room/study. Practicalities are catered for, with included utility room and a downstairs cloakroom/WC.

Continuing, there are five generous bedrooms that are laid out across the two upper floors, including a magnificent principal suite which spreads across the entire upper floor, with a large bedroom area, walk-through dressing room and en-suite/shower room.

Two further bedrooms feature en-suite facilities in addition to the separate family bathroom.

In all, this is a wonderful family home that caters for all, its a must-view to appreciate the quality and proportions of this stunning property.

PROPERTIES

Ash House - Available - £795,000
Birch House - Available - £785,000

LOCATION

The characterful village of Skidby has a lovely sense of community and is particularly convenient for quick access to the vibrant village of Cottingham and bustling market-town of Beverley.

The village of Skidby offers its own Church of England primary school and Secondary school, in the nearby Cottingham High School. It's clustered around the historic Norman Church and the is a quaint public house that also serves local food.

Skidby is conveniently located near Cottingham (approximately 2 miles), which boasts an excellent range of amenities, as well as Beverley, the market town (approx. 5 miles distance), which offers immediate access to the A164, the Humber Bridge and national motorway networks.

It's an ideal village that is surrounded by a wealth of beautiful countryside, affording delightful nature-walks and bridleways. In all, a truly desirable setting.

ACCOMMODATION

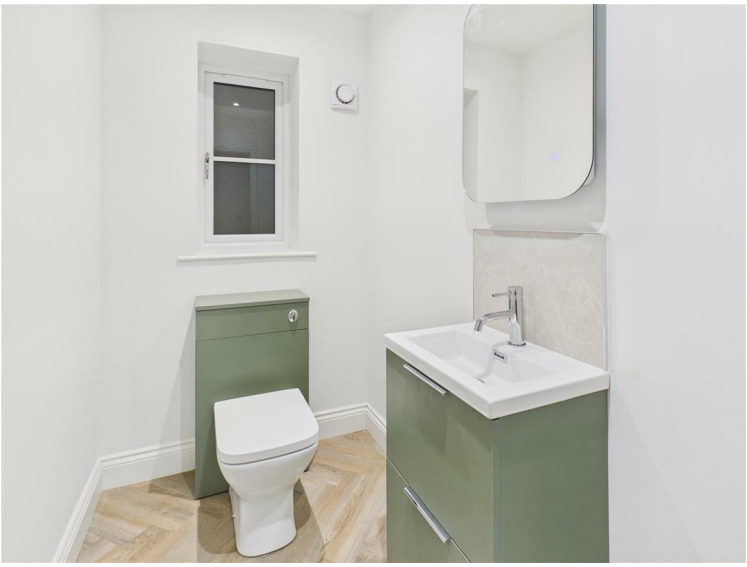
An impressive composite entrance door opens to the entrance hall.

ENTRANCE HALL

A centrally arranged hallway with beautiful oak and glass detailed staircase leading up to the first floor and with storage cupboard beneath.

CLOAKS/W.C.

With attractively fitted furniture with inset wash hand basin and concealed flush W.C., wall mounted illuminated mirror.



STUDY/DAY ROOM

10'0" x 12'6" approx (3.05m x 3.81m approx)
Window to front elevation.

LIVING ROOM

18'10" x 12'5" approx (5.74m x 3.78m approx)
Plus bay window to front elevation. Oak lintel above tiled hearth housing log burner. Double glazed doors opening through to the living kitchen.

AMAZING LIVING/DINING/KITCHEN

27'7" x 24'6" approx (8.41m x 7.47m approx)
A simply stunning open plan space stretching across the rear of the house with two sets of bi folding doors opening out to the large terrace. There is plenty of space for a variety of room arrangements. The beautiful kitchen features a range of contemporary shaker style units and matching grand island with quartz work surfaces. There is a 'pop up' power bank to the island together with an induction hob with ceiling mounted extractor hood above and wine chiller. A bank of units combines an undercounter one and a half ceramic sink with mixer tap and appliances including twin ovens, steam oven, coffee machine, larder fridge freezer and dishwasher. Numerous downlighters have been installed to the ceiling and a part vaulted roof line features three Velux windows allowing light to flood in.

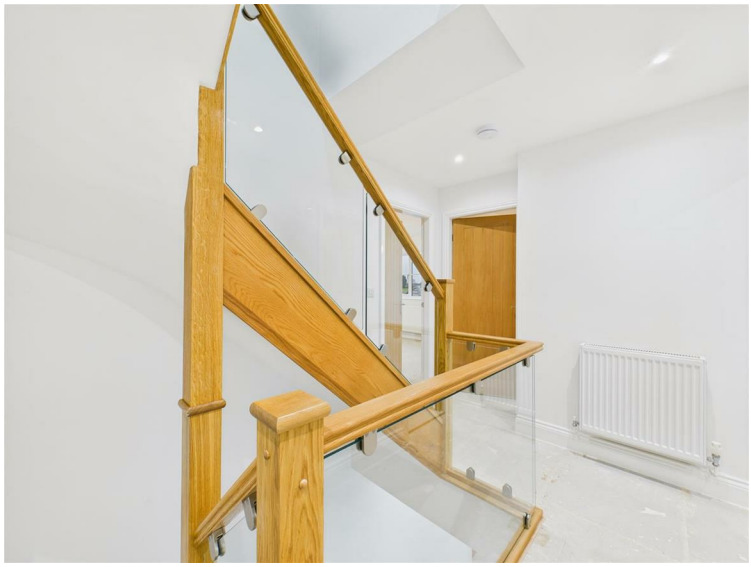
UTILITY ROOM

7'4" x 6'9" approx (2.24m x 2.06m approx)
With matching units, ceramic sink and drainer with mixer tap, plumbing for automatic washing machine and space for dryer. External access door to side elevation.

FIRST FLOOR

CENTRAL LANDING

With an extension of the oak and glass detailed staircase leading up to the second floor. Access is also provided to a large "walk in" cupboard which houses the pressurised hot water tank.



BEDROOM 2

12'0" x 12'9" approx (3.66m x 3.89m approx)
Window to front elevation.

DRESSING ROOM

6'7" x 5'8" approx (2.01m x 1.73m approx)

EN-SUITE SHOWER ROOM

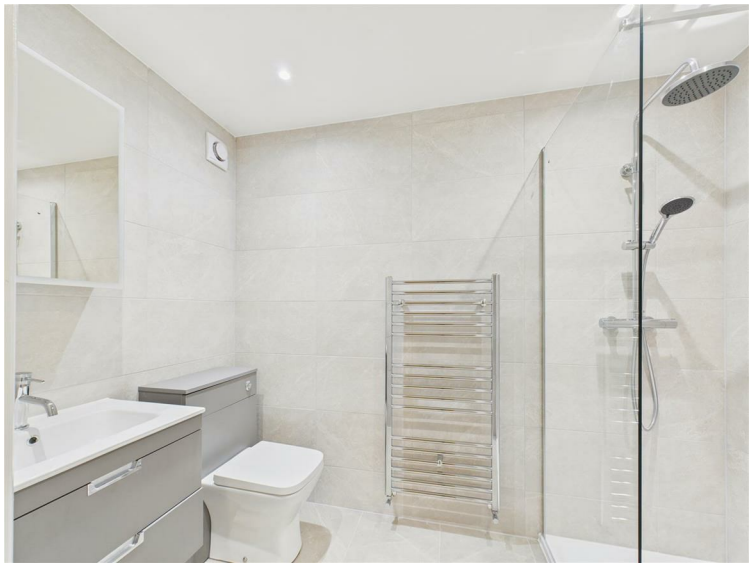
A luxurious en-suite with large corner shower cubicle having a rainhead and handheld shower system, fitted furniture with concealed flush W.C. and drawers with inset wash hand basin, matching mirrored toiletries cabinet above, heated towel rail, fully tiled to floor and walls.

BEDROOM 3

14'6" x 12'11" approx (4.42m x 3.94m approx)
Window to rear elevation.

EN-SUITE SHOWER ROOM

With "walk in" shower area having handheld and rainhead shower system with glazed partition, fitted furniture with concealed flush W.C. and drawers with inset wash hand basin with matching toiletries cupboard above, heated towel rail, fully tiled to walls and floor.



BEDROOM 4

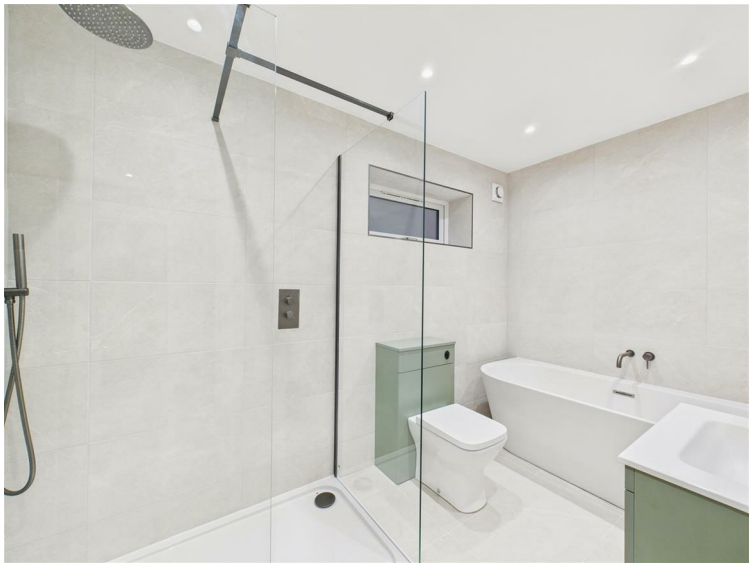
14'7" x 14'3" approx (4.45m x 4.34m approx)
Window to front elevation.

BEDROOM 5

12'10" x 13'7" approx (3.91m x 4.14m approx)
Window to rear elevation.

BATHROOM

With high spec suite comprising oval shaped bath with wall inset tap, "walk in" shower area with rainhead and handheld system and glazed partitions. Fitted furniture with concealed flush W.C. and drawers with inset wash hand basin, matching toiletries cabinet above, fully tiled to walls and floor, heated towel rail.



SECOND FLOOR

LANDING

BEDROOM 1

The whole of the upper floor is dedicated to the luxurious main bedroom.

BEDROOM AREA

23'4" x 16'3" max approx (7.11m x 4.95m max approx)
A super sized bedroom area with Velux windows to rear.

DRESSING ROOM

A walk through dressing room.

EN-SUITE BATH/SHOWER ROOM

Beautifully appointed with oval shaped bath, "walk in" shower area with rainhead and handheld shower system and glazed partitions. Fitted furniture with concealed flush W.C. and drawers having a designer oval shaped wash hand basin with matching toiletries cabinet above, tiling to walls and floor, heated towel rail.

OUTSIDE

The property is approached across a long block set and gravelled driveway leading from Riplingham Road to this discreetly located development of two luxury houses. Arriving at Ash House, there is an expansive gravelled forecourt which provides multiple parking and access to the detached garage. The good sized plot features a full width paved patio to the rear of the house with permitter wall having inset contemporary lighting and central steps leading up to the large lawned garden beyond with fencing to the boundaries.

REAR VIEW

GARAGE

HEATING

The property has the benefit of an air source heat pump installed with zoned underfloor heating to the ground floor and radiators to the first floor.

GLAZING

The property has quality double glazing installed.

JOINT SELLING AGENTS

We are instructed as a joint selling agent with Quick and Clarke Estate Agents of Beverley.

CONDITIONS OF SALE

Whilst every effort is made to ensure the accuracy of these details, the building process is subject to continuous development of new products and processes and the developer reserves the right to change the specification and possibly the price structure without notice, prior to reservation. All sketches and plans contained within this brochure are for illustration and identification purposes only. All measurements given are approximate only. Any intending purchasers must satisfy themselves by inspection or otherwise about the correctness about each statement contained within these particulars. Please clarify any point of particular importance to you and check specification and materials before making an offer. These particulars do not constitute any part of an offer or contract and are subject to the properties not being sold. Details contained herein are correct at the time of print.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band TBC. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price, such as floor coverings, curtains and light fittings. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute any part of an offer or contract
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct however any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
(iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

Bentley
A1079
Bluestone Bottoms
A164
Risby Hall
Risby
Walkington Rd
Little Weighton
White Gap Rd
Little Weighton Rd
Skidby
Harland Way
Skidby Mill
Northgate
Cottingham
Powley Rd
Castle Hill Hospital
South St
Castle Rd
Eppleworth
Raywell
Haltemprice Farm
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Floor 0

Approximate total area(1)

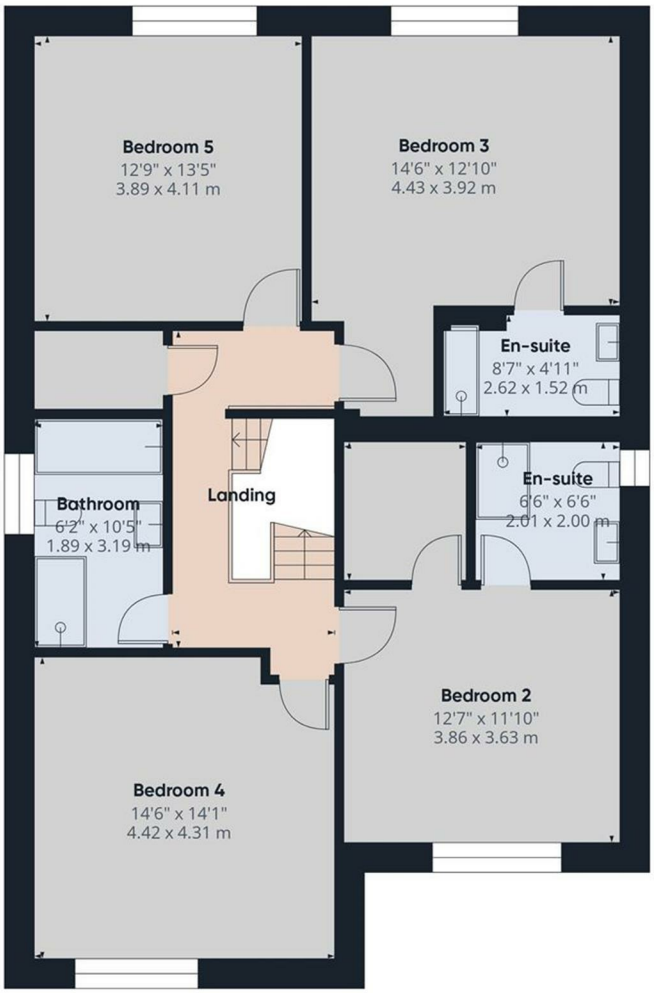
1234 ft²

114.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

Approximate total area(1)

1018 ft²

94.5 m²

(1) Excluding balconies and terraces

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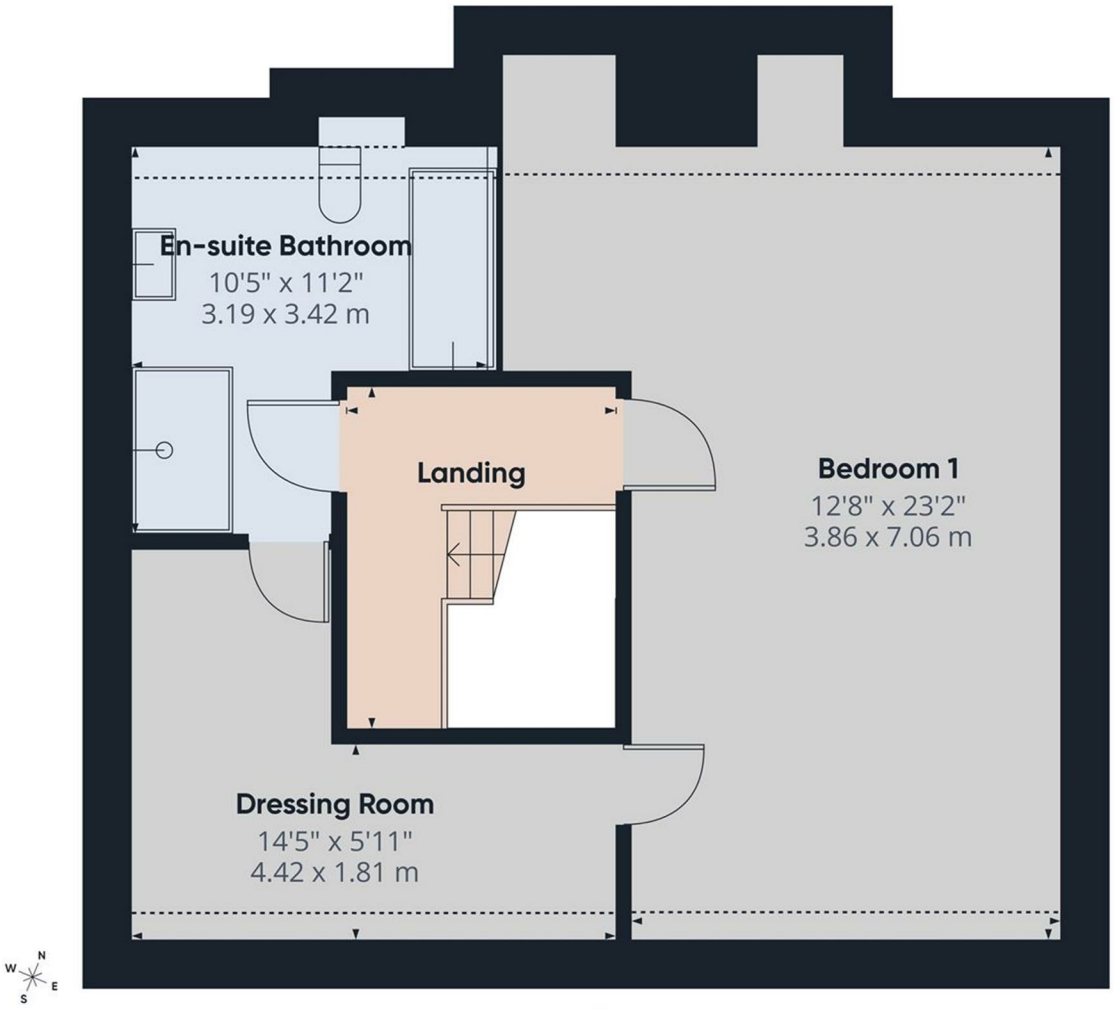

Floor 2

Approximate total area(1)
599 ft²
55.7 m²

Reduced headroom
57 ft²
5.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales EU Directive 2002/91/EC