



Quick & Clarke  
PROPERTY SPECIALISTS

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**Holly House, 20A Riplingham Road, Skidby HU16 5TR**  
**£525,000**

- Outstanding detached family house
- Superbly enhanced by the current owners
- Lounge with feature fireplace
- Superb living dining kitchen leading to utility room
- Six bedrooms
- Three bathrooms and downstairs w.c.
- Beautifully presented garden offering great outdoor space
- Private block sett driveway and double garage
- A truly exceptional family home to which a viewing is a must!
- EPC Rating: C. Council Tax Band: F

Located within this highly regarded East Riding Village and built by Marsdens Builders to exacting specification, we are delighted to present to the market this outstanding detached family home. Having been enhanced by the current owners to provide great versatile, stylish elevations which flow throughout and can provide plenty of space for family living in such a great location.

Enjoying uPVC double glazing the modern stylish interior is positioned over three floors providing welcoming entrance hallway with w.c., lounge with feature fireplace, superb living dining kitchen with range cooker, utility room and outstanding living area overlooking the superb rear garden.

To the first floor the landing leads to FOUR double bedrooms, master with ensuite and modern stunning family four piece bathroom with roll top bath. To the second floor the landing leads to a further two bedrooms; one of which has ensuite shower room.

The gardens are beautifully designed and tended, offering the perfect outdoor space for family living. To the front of the property there is private block sett driveway provides parking for several vehicles. Integral Double Garage.

This exceptional family home invites you to look around to fully appreciate all of which is on offer.

#### LOCATION

Riplingham Road is located off Main Street in Skidby which lies approximately two miles from the village of Cottingham. The delightful village of Cottingham offers a good degree of local amenities and facilities which include a train station. There is a local Co-op supermarket and the village lies within close proximity to the market town of Beverley and the facilities of the city centre of Hull. Nearby motorway access can be gained via the A63/M62 and further trunk routes over the Humber Bridge. Skidby is ideally located for those wishing to commute to the historical market town of Beverley, the village of Cottingham and Hull city centre.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

A uPVC door with glazed inserts leads into:

##### ENTRANCE HALLWAY

16'5" x 7' (5.00m x 2.13m)

Wood flooring flowing throughout and staircase with spindle balustrade leading to the first floor accommodation. Access to:

##### CLOAKS

Modern two piece white suite comprising low level w.c. with wash hand basin.

##### LOUNGE

19'9" x 12'5" (6.02m x 3.78m)

uPVC double glazed walk-in bay window to the front elevation, beautiful contemporary stone fireplace incorporating living flame gas fire, TV aerial piont and double doors leading into:

##### LIVING/DINING KITCHEN

29'2" x 12'5" (8.89m x 3.78m)

With access to the day room.

uPVC double glazed window overlooking the rear garden. An extensive range of ivory finish base and wall units in a cottage style with contrasting granite work surfaces, central island, Belfast sink unit with mixer tap, dual fuel Rangemaster cooker with oversize extractor, integrated dishwasher, space for fridge freezer and integral plate rack. This is a truly beautiful entertaining area ideal for parties and family gatherings with beautiful mahogany flooring flowing throughout.

##### DAY ROOM

11'2" x 10'9" (3.40m x 3.28m)

Two automatically operated Velux roof windows, underfloor heating and sliding doors leading out into the rear garden. The room also benefits from double glazed sliding windows to the rear offering undisturbed views over the rear garden. Attractive fired earth tiled flooring.

##### UTILITY ROOM

12'2" x 5'10" (3.71m x 1.78m)

uPVC double glazed window to the rear elevation and door leading out into the rear garden, matching units to the kitchen, gas central heating boiler, space and plumbing for washing machine and tiled floor. Door into the integral garage.

##### FIRST FLOOR

##### LANDING

uPVC double glazed window to the front elevation and fixed staircase with spindle balustrade leading up to the second floor.

##### BEDROOM 1

12'4" x 11'4" to wardrobes (3.76m x 3.45m to wardrobes)

uPVC double glazed window to the front elevation, a host of modern fitted wardrobes in ivory providing hanging and storage facilities. Door into:

##### EN-SUITE

uPVC double glazed window to the side elevation, modern three piece white suite comprising low level w.c., independent shower cubicle and pedestal wash hand basin all beautifully finished in Travertine tiling with feature border tiles, extractor and towel radiator.

##### BEDROOM 2

12'5" x 11'3" (3.78m x 3.43m)

uPVC double glazed window to the rear elevation.

##### BEDROOM 3

12'5" x 8'9" (3.78m x 2.67m)

uPVC double glazed window to the rear elevation.

##### BEDROOM 4

13#8" x 8'7" (3.96m#2.44m x 2.62m)

uPVC double glazed window to the front elevation.

##### BATHROOM

8'10" x 8' (2.69m x 2.44m)

uPVC double glazed window to the rear elevation, stunning four piece white suite comprising independent shower cubicle, roll top bath with central taps, pedestal wash hand basin and low level w.c. all beautifully finished with attractive Travertine tiling to dado height and contrasting tiled floor.

##### SECOND FLOOR

##### SMALL LANDING AREA

##### BEDROOM 5

14'8" x 12'9" (4.47m x 3.89m)

uPVC double glazed window to the side elevation and eaves storage cupboard.

##### BEDROOM 6

14" x 8'4" (4.27m x 2.54m)

The current owners uses this room as a dressing room. Fitted wardrobes provide hanging and storage facilities. Velux roof window to the rear and door to:

##### EN-SUITE

Velux roof window, modern three piece white suite comprising independent shower cubicle, low level w.c. and pedestal wash hand basin all beautifully finished with modern tiling and extractor.

##### OUTSIDE

To the front of the property there is a good size block sett driveway providing off-street parking for several vehicles with a lawn to the side and a gate leading into the rear garden. The double garage has electric up-and-over door, power and light.

The rear garden is absolutely stunning. Beautifully landscaped to provide an all seasons garden with an array of shrubs and plants, a large pergola providing seating and a great entertaining area, an extensive patio area, outside tap and gate to the side. There are two timber garden sheds.

##### SERVICES

All mains services are available or connected to the property.

##### SOLAR PANELS

The property has the benefit of solar panels. These are owned, not rented, and are battery operated with a nominal feed-back. Once full the battery diverts to hot water giving it a boost then any remaining electric is fed back to the grid.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### DOUBLE GLAZING

The property benefits from uPVC double glazing.

##### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

##### VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

##### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.

With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email [cottingham@qandc.net](mailto:cottingham@qandc.net)



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VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.