



Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
HU18 1AW
01964 537123
hornsea@qandc.net

10 Old Forge Way, Skirlagh, HU11 5DX
Offers in the region of £259,950



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	72	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- In need of some updating
- Spacious accommodation
- Utility room
- En-suite to master bedroom
- Well secluded generous garden to rear

- Super opportunity
- Open plan dining room and kitchen
- Conservatory
- Plenty of parking and garage
- Energy Rating - C

LOCATION

This property fronts onto Old Forge Way which leads of Benningholme Lane close the the village amenities.

Skirlaugh is a convenient Holderness village which has a parish population of around 1800. The village is well served by village shops, a public house and its own primary school. The village is located about 8 miles by road from the city of Hull (on the main bus route) and a similar distance from the market town of Beverley as well as the East Yorkshire coastal town of Hornsea.

ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, UPVC double glazing and is arranged on two floors as follows:

ENTRANCE HALL

5'11" x 16'4"
With UPVC front entrance door, stairs leading off and one central heating radiator.

CLOAKS/W.C.

With wash hand basin, low level W.C., part tiled walls and one central heating radiator.

LOUNGE

12'8" x 14'6"
With a stone fire surround (fire capped off), a box bay window to the front and two central heating radiators.

DINING ROOM

8'1" x 9'2"
With UPVC double doors leading to the rear garden, one central heating radiator and open plan to the kitchen.

KITCHEN

10'3" x 12'10"
With a good range of base and wall units incorporating work surfaces with an inset 1 1/2 bowl stainless steel sink unit, tiled splashbacks, a Range style cooker, integrated dishwasher, fridge and freezer, built in oven and split level

hob with cooker hood over, laminate flooring, two Kickspace room heaters and double doors leading to the conservatory.

CONSERVATORY

9'6" x 12'1"
With a brick base and UPVC double glazed windows overlooking the rear garden with double French doors leading out and one central heating radiator.

UTILITY ROOM

6'9" x 5'11"
With fitted wall units and plumbing for an automatic washer and space for a tumble dryer and a wall mounted central heating boiler.

FIRST FLOOR

SPACIOUS LANDING AREAS

With an access hatch to the roof space and doorways to:

MASTER BEDROOM (FRONT)

10'10" x 14'7" narrowing 9'3"
With fitted wardrobes incorporating top storage cupboards, a box bay window to the front, one central heating radiator and doorway to:

EN-SUITE SHOWER ROOM

6'9" x 5'
With an independent walk in shower cubicle with electric instant shower over, vanity unit housing the wash hand basin, concealed cistern/W.C., ceramic tile floor covering and one central heating radiator.

BEDROOM 2 (REAR)

10'4" x 12'9"
With fitted wardrobes and one central heating radiator.

BEDROOM 3 (REAR)

8'2" x 9'2"
With fitted wardrobes incorporating top storage cupboards and one central heating radiator.

BEDROOM 4 (FRONT)

7'10" x 6'9"
Currently used as an office. With one central heating radiator.

BATHROOM/W.C.

6'11" x 5'9"
With a panelled bath incorporating a plumbed shower over, pedestal wash hand basin, low level W.C., full height tiling to the walls, laminate flooring and one central heating radiator.

OUTSIDE

The property sits towards the front of a generous garden plot with a lawned foregarden and a gravelled driveway leads past the property to meet a single brick built detached garage with up and over main door, side personal door, power and light laid on.

A paved patio adjoins the immediate rear of the property and beyond this is a particularly generous and well secluded garden with a large lawn and mature planting, shrubs and hedgerow.

COUNCIL TAX BAND

The council tax band for this property is band D.

