



Dee Atkinson & Harrison

TWIXT, HORNSEA ROAD, SKIPSEA, YO25 8SY EAST YORKSHIRE

CHARTERED SURVEYORS & ESTATE AGENTS



'TWIXT' SKIPSEA, DRIFFIELD YO25 8SY

Guide Price : £640,000

**Beverley 14 miles
Hull 23 Miles | York 28 miles**

An exciting opportunity to purchase a fantastic property and paddock with no onward chain! Twixt is a spectacular property set in a rural position enjoying far-reaching 360 degree countryside and coastal views. This detached four bedroom house presents an excellent opportunity for a potential buyer looking for a private and spacious property which oozes potential throughout. It requires some modernisation, but allows you to bespoke and tailor the home to suit each individuals needs and requirements. Extending to approximately 2300 square foot of accommodation internally, the house is approached via an in and out gated system and an impressive look on arrival and does not disappoint. One of the biggest highlights of this home is the triple garage which includes a converted upper floor, offering a highly versatile space which could be ideal for an office, studio, workshop or potential annex (subject to planning) which would be great for multi-generational living. Standing on a well proportioned plot, there is also the added bonus of a separate grazing paddock which extends to around 1.7 acres and was historically a caravan site and continues to offers plenty of possibilities on its uses. Properties like this rarely come to the market and we are recommending a full internal viewings to appreciate what this has to offer.

The property briefly comprises:- entrance porch, entrance hall, shower room, lounge/dining area, utility room, bathroom, first floor landing with four bedrooms and family bathroom. To the rear is a large garden and access to a triple garage with converted room upstairs and shower room. There is also the added benefit of a paddock.

LOCATION

Skipsea is located some 5.5 miles to the north of Hornsea and about 8.5 miles to the south of Bridlington, the village has its own primary school, public house and shops, with a more comprehensive range of facilities readily available in Hornsea. Ideal for those wishing to live near the coast but still wanting to be within commuting distance of Bridlington, Beverley, Driffield and the City of Hull.



ENTRANCE PORCH- 3'4 (1.04m) x 6'3 (1.91m)

Door to the front aspect and fitted carpets.

HALLWAY- 7'6 (2.31m) x 14'9 (4.59m)

Large hallway with coving, stairs leading to the first floor landing, fitted carpets, radiator, telephone point and power points.

SHOWER ROOM- 7'7 (2.32m) x 4'10 (1.49m)

Opaque window to the front aspect, coving, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, large walk in shower, vinyl flooring, radiator and shaving point.

LOUNGE/DINING AREA- 14'10 (4.53m) x 20'10 (6.37m)/ 19'11 (6.08m) x 11'10 (3.62m)

A fantastic open plan space which boasts potential with French doors to the rear aspect, windows to all three sides flooding the room with natural light, ceiling rose and coving, dado rail, feature fireplace which is boarded up, wall lighting, fitted carpets, radiators, TV point and power points.

KITCHEN- 11'9 (3.59m) x 9'9 (2.99m)/14'10 (4.53m) x 9'10 (3.00m)

French doors to the rear aspect, window to the side aspect, coving, tiled splash back, a range of wall and base units with ample storage space, one and a half sink with drainer unit, space for fridge/freezer, plumbing for dishwasher, built in large wine fridge, Range master style oven with electric hob, splash back and extractor hood, fitted carpets, radiator and power points.

UTILITY ROOM- 10'0 (3.05m) x 8'6 (2.60m)

Door to the rear aspect, coving, oil boiler, tiled splash back, a range of wall and base units, Belfast sink, plumbing for washing machine, vinyl flooring

and power points.

DOWNSTAIRS BATHROOM- 14'9 (4.52m) x 8'11 (2.74m)

Opaque window to the front aspect, inset spotlights, coving, built in storage cupboards, partially tiled walls, four piece bathroom suite comprising:- low flush WC, bidet, sink with pedestal, jacuzzi corner bath with shower attachment and radiators.

FIRST FLOOR LANDING- 13'6 (4.12m) x 12'3 (3.73m)

Window to the front aspect, coving, stairs leading to the loft room, fitted carpets and power points.

BEDROOM ONE- 10'6 (3.22m) x 11'9 (3.58m)

Double bedroom with window to the front aspect, benefitting from stunning countryside and sea views, coving, built in wardrobes, cupboards, headboard and bedside tables, radiator and power points.

BEDROOM TWO- 8'11 (2.73m) x 11'8 (3.56m)

Window to the rear aspect, built in wardrobes, cupboards and headboard, fitted carpets, radiator and power points.

BEDROOM THREE- 10'11 (3.35m) x 8'10 (2.70m)

Window to the front aspect, coving, built in wardrobes, cupboards, dressing table and headboard, fitted carpets, radiator and power points.

BEDROOM FOUR- 8'8 (2.66m) x 9'2 (2.80m)

Window to the rear aspect, coving, built in wardrobes, cupboards and headboard, fitted carpets, radiator and power points.

BATHROOM- 8'4 (2.56m) x 7'6 (2.30m)

Spacious family bathroom with opaque window to the rear aspect, coving, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath and over head shower, wall mounted mirror, vinyl flooring and radiator.

LOFT ROOM

There are stairs from the first floor landing which lead up to an additional room to the loft. It has velux windows to the rear aspect, fitted carpets, radiator and power points.

REAR GARDEN

To the immediate rear of the property is a landscaped garden which is mainly laid with lawn, large patio area, brick barbeque and mature trees.

TRIPLE GARAGE- 39'0 (11.91m) x 19'10 (6.05m)

Situated to the rear of the property is a triple garage with electric roller doors, power and lighting. There is also a side pedestrian door which has stairs leading to the first floor which has been converted into a large space which could be ideal for conversion (subject to planning) into an annex with windows to the front and side aspect, multiple radiators, power points and access to roof space. It also benefits from a shower room with three piece bathroom suite comprising:- low flush WC, sink with pedestal, fully tiled shower cubicle and heated towel rail.

EXTENDED GARDEN

Further on from the garage is another portion of garden which is mainly laid with lawn, two summer houses and access to the paddock through a gate.



LAND

Paddock extending approximately 1.72 acres. There is a gate to enter the field and it also benefits from outbuilding

SERVICES

Oil fired central heating to the house and loft space to the garage. They are on separate boilers. Understood to be connected to mains water and electric.

TENURE

The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX BAND

Council Tax is payable to the East Riding of Yorkshire Council currently listed in valuation band 'D'.

EPC

This property's energy rating is E.

VIEWING

Strictly by appointment with the sole agents.

FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified clients.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out identity checks on all purchasers. A charge of £25 + VAT per person will be payable by the purchaser to cover the cost of these checks. This fee is non-refundable and is payable upon acceptance of an offer.





Approximate total area⁽¹⁾
1338 ft²
124.3 m²

Reduced headroom
16 ft²
1.5 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.

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Approximate total area⁽¹⁾
580 ft²
53.9 m²

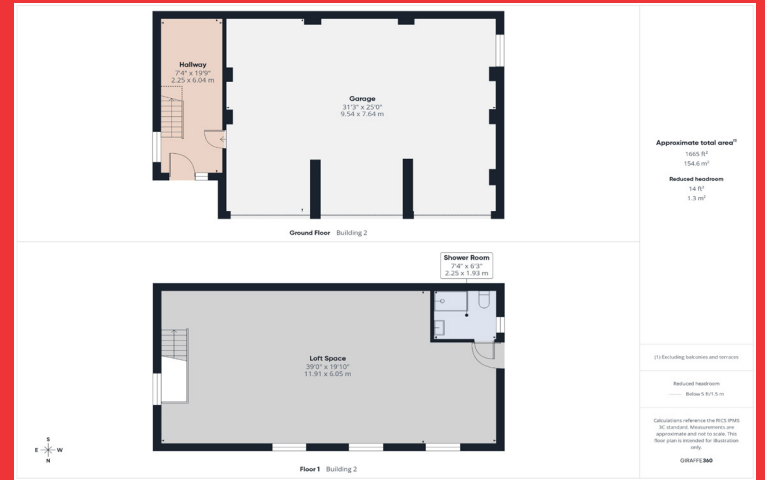
Reduced headroom
3 ft²
0.3 m²

(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.

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Approximate total area⁽¹⁾
1463 ft²
154.6 m²

Reduced headroom
14 ft²
1.3 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



