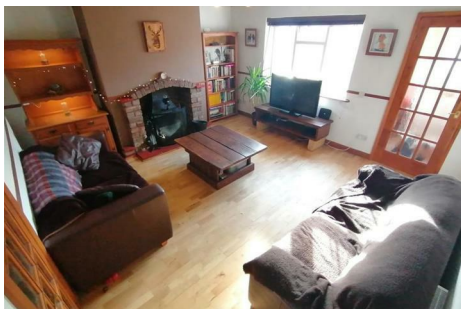




Eastside Cottages

Skipsea Brough , YO25 8TH

PERFECT CHARMING LOCATION

Nestled in the idyllic and peaceful hamlet of Skipsea Brough, this delightful cottage blends traditional character with generous living space—ideal for a growing family or anyone seeking a rural retreat.

Stepping through the entrance porch, you are welcomed into a spacious, character-filled lounge, complete with an open fire, exposed beams, and a wonderfully cosy atmosphere. The kitchen-diner offers a great space for family meals and entertaining, with direct access to the rear garden. Outside, you'll also find a versatile outbuilding with power, perfect for storage, hobbies, or workshop potential.

To the first floor are two well-proportioned double bedrooms and a family bathroom. The property further benefits from a back boiler feeding the hot water tank and central heating, complemented by a Wi-Fi-controlled immersion heater for modern convenience.

Externally, the home boasts a generous front garden and ample driveway parking, while the rear garden provides a peaceful space to relax and enjoy the surroundings.

EPC: E, Council Tax Band: A, Tenure: Freehold

£168,000

Porch

Providing access to the front of the property through a UPVC double glazed door, the entrance porch has tiled flooring, a dado rail, a double glazed window to the side aspect, coving and a single light fitting.

Lounge

14'9" x 13'4" (4.51 x 4.07)

Located off the entrance porch leading through to the kitchen, the lounge has hard wood flooring, a dado rail, a wall light, a feature open fire with a back boiler and a brick surround. An electric heater, a double glazed window facing to the front of the property, a beamed ceiling and a ceiling light fitting.

Kitchen Diner

13'8" x 14'8" (4.19 x 4.48)

Located to the rear of the property the kitchen has a variation of inbuilt wooden wall and base units with complimenting work surfaces and tiled splash backs. A stainless steel 1.5 bowl sink drainer, fan assisted oven, electric hob and an extractor hood. Space for a washing machine, tiled flooring, a double glazed window to the rear aspect, coving and two light fittings. Leading off from this room are the stairs to the first floor.

Bedroom One

14'10" x 13'7" (4.54 x 4.16)

Located to the front of the property with carpeted flooring, electric heater, a double glazed window to the front aspect, two wall lights and a ceiling light fitting.

- Village location
- Two generous double bedrooms
- Outbuilding with electric supply

Bedroom Two

13'2" x 6'4" (4.02 x 1.95)

Located to the rear of the property with carpeted flooring, electric heater, a double glazed window to the rear aspect and a single light fitting.

Bathroom

4'7" x 10'2" (1.4 x 3.1)

The bathroom suite is a white three piece suite comprising of a WC, hand basin and a bathroom with an over bath shower and a glass screen. Partially tiled walls, an extractor fan, an obscure double glazed to the rear aspect and a light fitting. There are also two inbuilt storage cupboards.

Front Garden

The front garden provides a paved driveway for up to two cars, a lawned area with a paved pathway leading up to a small patio area and the front door.

Rear Garden

The rear garden offers a low maintenance outdoor space with a raised patio area perfect for dining outside, there are raised vegetable beds and gravelled boarded. Located to the rear of the garden is a timber built shed with double glazed French doors and electric points, currently housing the tumble dryer.

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- Off road parking
- Private rear garden
- Must be viewed

Disclaimer

Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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- Kitchen Diner
- Charming character cottage





Floor Plan

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