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Limb
MOVING HOME

1 South Rise, Skidby, East Yorkshire, HU16 5UH

- Stunning Detached Bungalow
- 3 Bedrooms
- New Build
- Dining/Living Kitchen
- Outstanding Specification
- Gardens and Garage
- Council Tax Band = E
- Freehold/EPC = B

£525,000

INTRODUCTION

A stunning new build detached bungalow by the well renowned Sutton Developments Limited. This bespoke bungalow has been built to an outstanding specification with generous room sizes, high ceilings and quality fittings throughout. Ready to move straight into, this fabulous property features three bedrooms, one being en-suite, large living room and a superb dining/living kitchen plus separate utility. Garden areas surround the property and there is good parking together with a large garage having an automated door. In all, a fabulous opportunity to acquire an individual and brand new detached bungalow in the sought after village of Skidby.

LOCATION

South Rise is an attractive cul-de-sac of detached properties located off Main Street in the popular village of Skidby. The attractive village of Skidby is well placed for access to Cottingham, Beverley, Hull and the West Hull villages. The Humber Bridge northern approach road lies to the east of the village and connects into the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

This 'L' shaped hallway is of generous proportions and provides access to all principle rooms. There is a double cupboard situated off.

W.C.

With low level W.C. and wash hand basin.

LIVING ROOM

18'7" x 14'2" approx (5.66m x 4.32m approx)
With double doors opening out to a paved courtyard area.

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DINING/LIVING KITCHEN

22'4" x 16'2" approx (6.81m x 4.93m approx)
Having an extensive range of sage coloured units and island complete with quartz work surfaces. There is an undercounter twin Franke sinks complete with Quooker instant hot water tap, integrated Bosh oven and combination microwave, 5 ring induction hob with ceiling inset extractor above, wine chiller, dishwasher and fridge freezer. Windows overlook the rear garden and double doors provide access out to the paved courtyard area.

UTILITY ROOM

12'5" x 6'8" approx (3.78m x 2.03m approx)
A spacious utility with matching units to the kitchen complete with one and a half sink and drainer, freestanding washing machine and dryer, cupboard housing gas fired Ideal Logic central heating boiler. External access door to rear.

BEDROOM 1

13'4" x 13'4" approx (4.06m x 4.06m approx)
With window to side elevation.

EN-SUITE SHOWER ROOM

With suite comprising concealed flush W.C., wash hand basin with cabinet, large shower enclosure with a handheld and rainhead shower system, two heated towel rails.

BEDROOM 2

13'0" x 12'8" approx (3.96m x 3.86m approx)
Window to side elevation.

BEDROOM 3

14'2" x 8'6" approx (4.32m x 2.59m approx)
Window to side elevation.

BATHROOM

10'4" x 5'6" approx (3.15m x 1.68m approx)
Suite comprising panelled bath with mixer tap/shower attachment, wash hand basin with cabinet, concealed flush W.C., heated towel rail.

OUTSIDE

The property is approached across a block set driveway which provides access to the large detached garage measuring approximately 20'0" x 13'4" internal. There is an electric automated up and over entrance door. Gardens surround the property with areas to one side, a paved courtyard area accessible from the kitchen and living room together with steps leading up to a lawn.

COURTYARD AREA

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REAR VIEW

SIDE AREA

CENTRAL HEATING

Gas fired central heating to radiators.

DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing.

SERVICES

All mains services are connected.

WARRANTY

The property will be conveyed with an NHBC warranty.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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. 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 heating system and specific fittings for this property. 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 TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, 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 and any intending purchaser or tenant 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. 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 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 mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. AI may have also been used to enhance photography.

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.

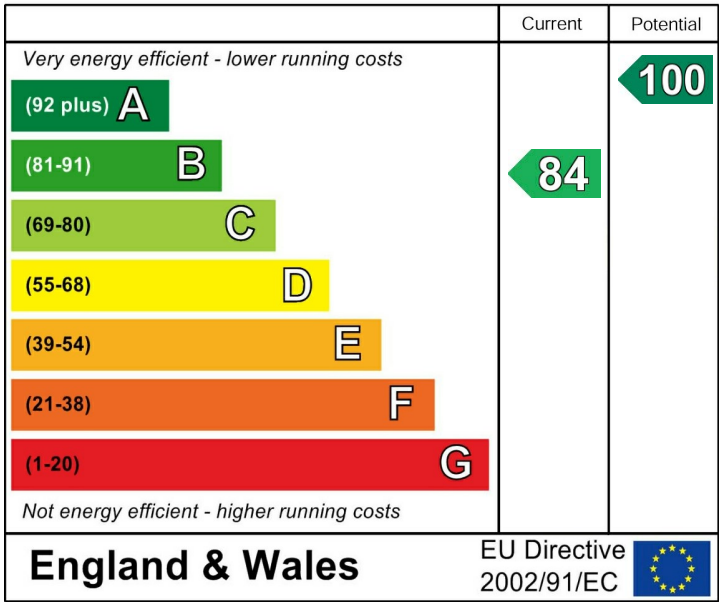
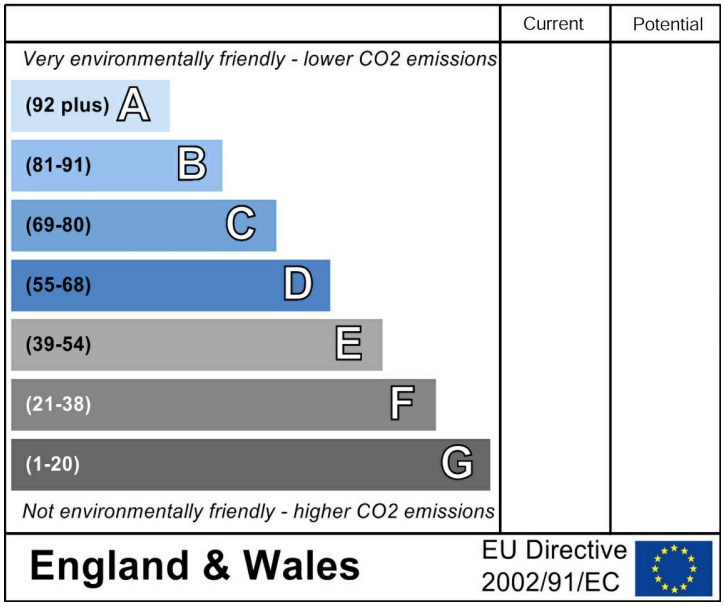
GROUND FLOOR

APPROX. 146.7 SQ. METRES (1578.8 SQ. FEET)

TOTAL AREA: APPROX. 146.7 SQ. METRES (1578.8 SQ. FEET)

1 SOUTH RISE

Energy Efficiency Rating



Environmental Impact (CO_2) Rating