



St. Michaels Close, Skidby, HU16 5TY  
Offers Over £300,000

  
**Bannister**  
Estate & Letting Agents



# St. Michaels Close, Skidby, HU16 5TY

## Key Features

- NO CHAIN
- Remodelled Semi-Detached Home
- 3 Double Bedrooms
- Open Plan Dining Kitchen + Utility Room
- Impressive Ground Floor Bedroom With Dressing Room & En-Suite
- First Floor Shower Room
- Ground Floor Cloakroom/WC
- Private Westerly Garden
- Driveway & Garage
- EPC = C / Council Tax = D

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 74      | 80        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Offered to the market with no onward chain, this beautifully remodelled three-bedroom semi-detached home is well presented throughout. Tucked away within a cul-de-sac in the highly sought-after village of Skidby, the property enjoys a particularly desirable setting, complemented by a private westerly-facing rear garden, perfect for making the most of afternoon and evening sun.

The interior offers stylish and well-planned accommodation, beginning with a welcoming entrance hall and convenient cloakroom/WC. A comfortable front-facing lounge, while the heart of the home lies in the impressive open-plan dining kitchen spanning the rear. This space is fitted with integral appliances and enhanced by French doors opening onto the garden. An adjoining utility room adds practicality, while a standout feature is the ground floor bedroom suite, complete with a dressing area and a luxurious en-suite bathroom.

Upstairs, the property continues to impress with two further generously sized double bedrooms and a sleek, modern shower room. Externally, the home benefits from a well-maintained front garden, a side driveway offering off-street parking, and a garage.









## THE PROPERTY

The current owner bought the property in 2023 and promptly began a comprehensive programme of renovation and remodelling, resulting in the impressive home seen today. During that year, the property was fully rewired, fitted with new double glazing, and a new boiler was installed, which still benefits from a 12-year warranty (as of 2026). Provision has also been made for an electric vehicle charger. These works were carried out alongside the addition of a newly fitted kitchen and modern bathrooms.

## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a composite entrance door. The welcoming hallway features a herringbone-style flooring, open tread timber staircase and a useful storage cupboard.

#### CLOAKROOM/WC

The well appointed cloakroom is fitted with a modern two piece suite comprising WC and vanity wash basin with storage beneath.

#### LOUNGE

An attractive front facing reception room with a large window picture window and a feature fireplace with tiled hearth and surround beneath a timber mantle.

#### DINING KITCHEN

The modern dining kitchen is fitted with a range of sleek gloss wall and base units which are mounted

with contrasting worksurfaces beneath a tiled splashback. A stainless steel sink unit with professional flexi-hose mixer tap sits beneath a window to the rear. There are integral appliances which include an oven, ceramic hob beneath a contemporary extractor hood, fridge freezer and dishwasher. To the opposite end of the kitchen there is space for a dining table and chairs and French doors opening to the rear garden. There is a continuation of the herringbone-style flooring.

#### UTILITY ROOM

The utility room is fitted with base units, sink unit and tiled splashbacks. There is space and plumbing for an automatic washing machine, wall mounted boiler and a door leading to the rear of the property.

#### BEDROOM 1

A generous ground floor bedroom with a window to the front elevation and an archway opening to:

#### DRESSING AREA

With fitted wardrobes and ample space for a dressing table. There is a window to the side elevation and access to:

#### EN-SUITE

A fabulous en-suite which is fitted with a three piece suite comprising WC, vanity wash basin above a fixed storage unit and a panelled bath with a Mira thermostatic shower over. There are boutique glazed splashback tiles, wall mounted Bluetooth mirror and a heated towel rail. There is a window to the side elevation.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level.

## BEDROOM 2

A double bedroom with a dormer window to the rear and a wall of fitted wardrobes.

## BEDROOM 3

A third double bedroom with a fitted wardrobe and a window to the side elevation.

## SHOWER ROOM

A modern shower room which is fitted with a three piece suite comprising WC and vanity wash basin within a fixed storage unit and a glazed shower enclosure with an electric shower. There is partial wall tiling and a heated towel rail.

## OUTSIDE

### FRONT

To the front of the property there is a lawned garden and well stocked planting beds. A gravel area provides the potential for additional parking and continues towards the entrance door.

### REAR

The rear garden enjoys a westerly aspect and excellent privacy. A concrete patio adjoins the property and leads down to a lawned garden with well stocked planting beds and timber fencing to the perimeter. There is a gravel footpath leading towards the bottom of the garden and gated access from the driveway.

## DRIVEWAY & GARAGE

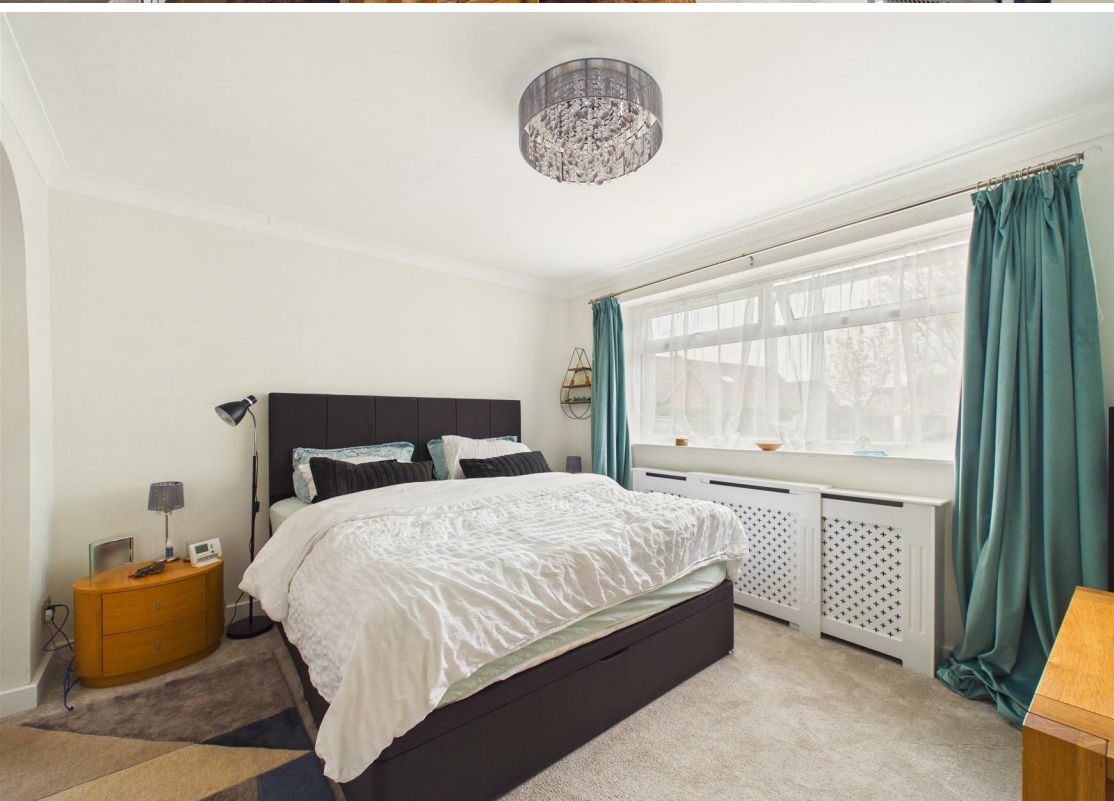
A block paved side driveway provides off street parking and leads to a pre-fabricated garage.

## GENERAL INFORMATION.

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of















a gas fired central heating system to panelled radiators.

**DOUBLE GLAZING** - The property has the benefit of PVC double glazed frames.

**COUNCIL TAX** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

**FIXTURES & FITTINGS** - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## TENURE

We understand that the property is Freehold.

## VIEWINGS.

Strictly by appointment with the sole agents.

## AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## MORTGAGES.

The mortgage market changes rapidly and it is

vitaly important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## THINKING OF SELLING?.

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## AGENT NOTES.

Philip Bannister & Co.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 Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which

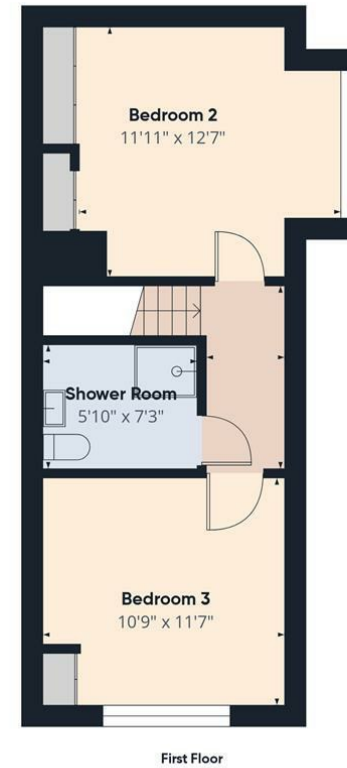
is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100









Approximate total area<sup>(1)</sup>  
1217 ft<sup>2</sup>

Reduced headroom  
12 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft

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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