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HPS



ESTATE AGENTS



## Beeford Road Skipsea, YO25 8TQ

Nestled in the charming village of Skipsea, Driffield, this delightful cobble stone cottage offers a perfect blend of character and modern comfort. With two inviting bedrooms, this property is ideal for small families or couples seeking a tranquil retreat.

As you enter, you are welcomed into a cosy living room, featuring a multifuel log burner that creates a warm and inviting atmosphere, perfect for those chilly evenings. The double glazed sash windows not only enhance the cottage's traditional appeal but also ensure a bright and airy feel throughout the home.

The well-equipped breakfast kitchen is a true highlight, providing ample space for culinary adventures and casual dining plus views of the rear garden, making it a wonderful space to gather with family and friends.

Step outside to discover a charming rear garden, complete with a gazebo, offering an idyllic spot for outdoor relaxation or entertaining. This private outdoor space is perfect for enjoying the fresh air and the beauty of nature.

This property is not just a cottage; it is a home filled with character and warmth, set in a picturesque location. With its blend of traditional features and modern conveniences, this cottage is a rare find in the heart of Skipsea. Whether you are looking for a permanent residence or a holiday getaway, this charming property is sure to impress.

EPC-D- Council Tax Band- A- Tenure- Freehold

**£175,000**

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### Living Room

14'4" x 12'3" (4.37 x 3.75)

Enter through stylish composite double glazed. Plate shelving and beamed ceiling adds charm to this cosy room. Brick fireplace boasting oak beam plus paved hearth complimented with multi fuel burner. Under stairs cupboard creating ample storage with spindled staircase leading to the first floor. Double glazed sash windows as well as laminate flooring adding character to this quaint room.

### Breakfast Kitchen

12'2" x 10'4" (3.72 x 3.17)

Fitted wall and base units with laminate work surfaces. Ceramic sink and drainer boasting a mixer tap. Integrated dishwasher plus built in microwave also electric oven. Gas hob complimented by an extractor hood. Space for a washing machine and space for a tumble dryer. Laminated flooring as well part tiled walls enhances the ambience of this room. Views of the rear garden also a door onto the patio.

### First Floor

7'9" x 3'1" (2.37 x 0.94)

Spindled staircase with carpeted flooring accessed from the living room. Leads to bedrooms and bathroom.

### Bedroom 1

11'8" x 8'9" (3.58 x 2.68)

Double glazed cream sash windows to the front aspect. Fitted wardrobes providing plenty of storage. Carpeted flooring as well as access to the loft. Door to Cloakroom.

### Cloakroom

3'7" x 2'9" (1.10 x 0.85)

Shower boarded cloakroom boasting a macerating W.C plus vanity unit with hand wash basin.

### Bedroom 2

8'3" x 8'0" (2.52 x 2.44)

Fitted wardrobes creating plenty of storage space. Window overlooking the rear garden as well as carpeted flooring. Door leading to the bathroom.

### Bathroom

7'2" x 4'11" (2.19 x 1.52)

White panelled bath with shower over the bath, low level W,C plus pedestal hand wash basin. Boasts tiled walls and vinyl flooring. Window to the rear aspect. The bathroom is accessed through bedroom 2.

### Rear Garden

Well established mature shrubs and trees with lawn and patio. Path leading to the wooden Gazebo and shed. Gate for access, allowing neighbours access to empty bins. Storage space for LPG gas bottles and refuse bins. Gravelled area complimented with planters. Beautiful garden carefully tended creating a serene space for relaxation.

### About Us

HPS is a trusted and recognised Estate Agents in the local market, our sales team brings together industry expertise, genuine passion, and a forward-thinking approach to property. Whether you're buying, selling, or exploring something new, we deliver a level of service that's as supportive as it is results-driven. From stylish residential homes to thriving commercial spaces, we're with you from the first enquiry to the moment you step confidently into your new property. If you're ready for a smoother, smarter and more personalised experience, give us

a call—your next move starts here.

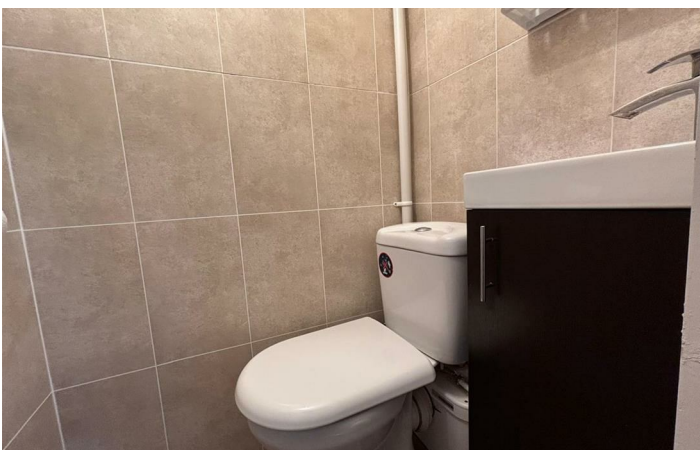
### Disclaimer

#### 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.

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

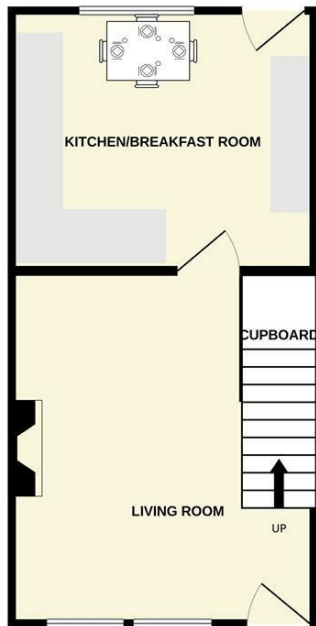
- Quaint traditional cottage with beamed ceiling
- Well designed breakfast kitchen boasting many appliances
- Many amenities within the village
- Viewing is highly recommended to appreciate this homely cottage
- Double glazed sash windows to the front aspect
- Lovely views from the bedroom and kitchen
- Lovely garden with patios and a gazebo
- Cobble stone built cottage oozing charm
- Cosy living room complimented by the fireplace and multi fuel burner
- LPG gas central heating and a boiler still in warranty



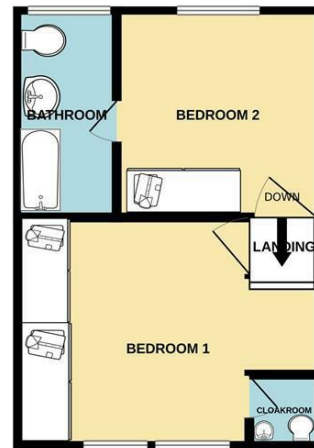


## Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	