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**HPS**  
ESTATE AGENTS



## The Courtyard

Skipsea Driffield, YO25 8SU

Key ready property located in the popular village of Skipsea, East Yorkshire, situated in a quiet cul-de-sac close to village amenities and local transport links.

This semi-detached dormer bungalow offers an excellent blend of modern living and charming rural surroundings. Deceptively spacious, the property features three well-proportioned bedrooms, two welcoming reception rooms, and a contemporary kitchen/diner, and must be viewed to be fully appreciated.

The bungalow has been extensively modernised throughout, including a newly fitted kitchen/diner and stylish bathroom, allowing buyers to enjoy modern comforts in a fresh and attractive setting. Recent improvements also include new karndean flooring and upgraded lighting, further enhancing the home's overall appeal.

Situated in a

EPC - C, Council Tax - B, Tenure - Freehold

**Offers In The Region Of £235,000**

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### Entrance

A contemporary composite entrance door provides direct access into the kitchen, enjoying a front-facing aspect.

### Kitchen/Breakfast Room

12'2" x 9'10" (3.73 x 3.02)

A modern fitted kitchen comprising a range of contemporary base and wall units with a 1½ bowl sink unit and drainer, complete with mixer tap. Integrated appliances include an induction hob, double electric oven, fridge/freezer and washing machine. The kitchen also features a breakfast bar, Karndean flooring and a front-facing window providing natural light.

### Hallway

A welcoming hallway with Karndean flooring, featuring a built-in storage cupboard housing the air source heat pump, providing practical and discreet storage.

### Living Room

18'7" x 10'0" (5.67 x 3.06)

A spacious living room featuring an electric fire and Karndean flooring, with a TV point and radiator. Double-glazed French doors open onto the rear garden, creating a bright and inviting living space.

### Snug

10'0" x 9'7" (3.06 x 2.94)

A cosy carpeted snug with a front-facing window, radiator and staircase leading to the first floor, offering a versatile space for relaxing or working from home.

### Bathroom

11'9" x 5'8" (3.59 x 1.75)

A modern bathroom suite comprising a walk-in shower, WC, and hand basin set within a vanity unit. The room features Karndean flooring, fully tiled walls, and a heated towel radiator, combining style and practicality.

### Dinning Room/Bedroom 3

11'9" x 9'8" (3.59 x 2.96)

A versatile room with a rear-facing

window, radiator and Karndean flooring. Includes a built-in storage cupboard offering flexible accommodation as either a dining area or ground floor bedroom.

### Master Bedroom

19'7" x 10'10" (5.97 x 3.31)

A spacious dormer master bedroom featuring Karndean flooring, fitted wardrobes, a TV point and two radiators. Three Velux windows flood the room with natural light, and access to the eaves provides additional storage.

### Bedroom 2

12'4" x 9'1" (3.77 x 2.77)

A spacious carpeted double bedroom to the rear of the property, featuring a radiator, TV point and two Velux windows that fill the room with natural light.

### Versatile Loft Space

10'9" x 9'0" (3.28 x 2.75)

Easily accessible loft space with a front-facing Velux window, offering versatile use.

### Garage

18'3" x 9'2" (5.58 x 2.80)

A practical garage with an electric door, power and lighting and a UPVC glazed door providing direct access to the rear garden.

### Front Garden

A well-maintained garden at the front of the property, featuring a lawn and a private driveway that provides convenient off-road parking and direct access to the garage.

### Rear Garden

To the rear of the property is a fenced garden, featuring a paved patio leading to a lawn bordered with a variety of shrubs and bushes. An ideal space for outdoor entertaining and relaxing in privacy.

### About Us

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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.

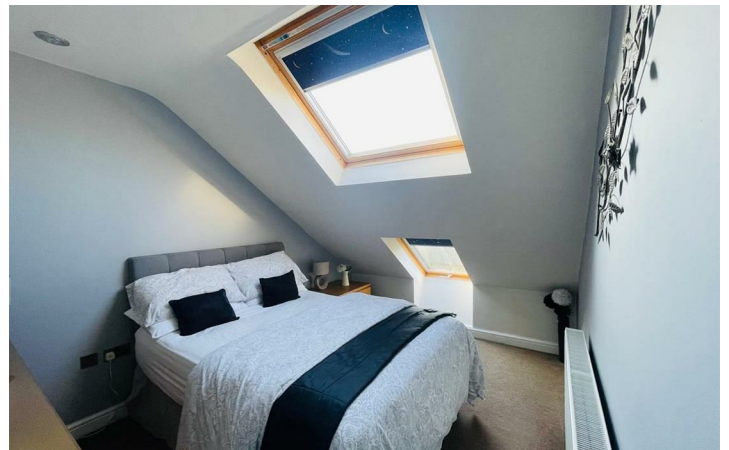
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### Valuations

If you are considering selling your home, our valuer would be delighted to meet with you to discuss your requirements. Our dedicated team works closely with you, providing support and guidance every step of your journey.

Call to book your FREE Valuation on 01964 533343.

- Semi-detached dormer bungalow
- Peaceful village location
- Contemporary bathroom with walk-in shower and vanity unit
- Driveway & garage with electric
- New doors and windows (2024) for enhanced energy efficiency
- Modern kitchen/diner with breakfast bar and integrated appliances
- Ample storage throughout
- Three well-proportioned bedrooms including a versatile loft/dormer room
- Snug / additional reception room
- Private rear garden

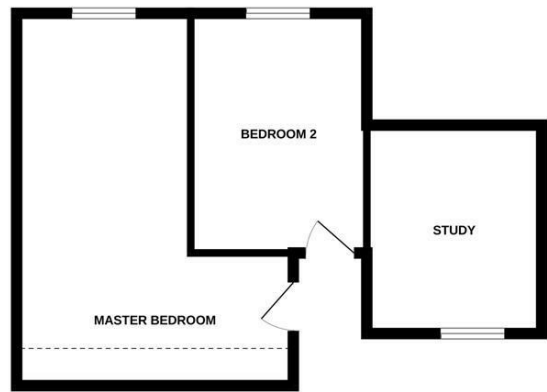
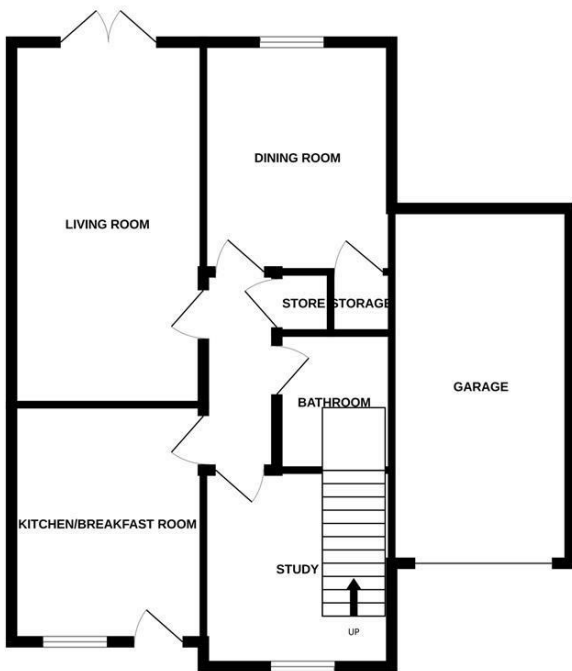




## Floor Plan

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. This 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	