



Approximate total area⁽¹⁾
1272 ft²
118.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Asking Price
£325,000

2 Little Shore,
Skirlaugh
HU11 5HJ



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	80 C
39-54	E		
21-38	F		
1-20	G		

HEATING AND INSULATION
The property has gas-fired radiator central heating and uPVC double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'E'.

VIEWING
Strictly by appointment with the sole agents on 01482 866844.



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Located on a sought after cul-de-sac in this East Yorkshire village this spacious detached bungalow will appeal to a range of purchasers. It is relatively modern but some purchasers may want to do some redecorating and an element of reconfiguration may also appeal, particularly if there isn't a need for all 4 bedrooms. There is a spacious living room, good sized kitchen that could be extended into an adjacent bedroom (subject to necessary permissions) and the master bedroom has an en suite shower room. With gas fired central heating and uPVC double glazing the accommodation in full comprises: an Entrance Hall, spacious Living Room, good sized Fitted Kitchen, 3 Double Bedrooms including one with an en suite Shower Room, a further good Single Bedroom, and a spacious 5 piece Bathroom including a separate shower. There is a good level of off street parking at the front on a gravelled driveway which leads to a single integral garage. The garage may also provide an opportunity to extend the internal accommodation (subject to necessary permissions). There is a rear garden that does sit quite a bit lower than the floor of the property and it can be accessed from the living room and kitchen by external steps.

doors leading to steps down to the garden.

Inner Hallway

Kitchen - a good sized kitchen with a range of base and wall mounted units, electric hob and double oven. Plumbing for dishwasher and washing machine, sink and single drainer, window and door to the side.

Bedroom 1 - a double bedroom with a window to the rear.

Bedroom 2 - a double bedroom with a window to the rear.

Bedroom 3 - a double bedroom with a window to the side.

Bedroom 4 - a decent size single bedroom with two windows to the side.

Bathroom - a 5 piece bathroom suite with a corner bath, separate shower unit, bidet, low flush WC and wash hand basin. Extensive tiling and window to the side.

Parking and Garage - the whole of the front area of the property is gravelled which provides an extensive area of off street parking. This also gives access to a single integral garage by way of an up-and-over door.

Rear Garden - there is a largely lawned garden to the rear of the property with high hedging to the perimeter, an area of decking and a timber shed. The garden which sits lower than the property is accessed via some well constructed steps from the kitchen and living room.

Early viewing is highly recommended to fully appreciate all that will appeal about this property but we also offer a 360 degree tour which will provide an excellent insight in the first instance.

ACCOMMODATION

Entrance Hall

Living Room - a spacious open room with a fireplace, window to the front and sliding patio

2 Little Shore, Skirlaugh, HU11 5HJ

DESCRIPTION

A spacious detached bungalow offering over 1250 square feet of space in this sought after cul-de-sac and the popular East Yorkshire village of Skirlaugh. Given its size the property may well suit family purchasers as well as those looking to downsize. It may well lend itself to some reconfiguration if required (subject to any necessary permissions). The spacious living room is a particular feature of note. No forward chain and early viewing is highly recommended.

LOCATION

Skirlaugh is located to the east of Beverley and provides good access to it as well as to east Hull via the A165 and the East Yorkshire coast. It has a convenience store with a post office, pub, primary school and church.



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