



Quick & Clarke

PROPERTY SPECIALISTS

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5 Chapel Close, Skidby, Cottingham HU16 5TJ
£272,500

- Superb corner cul-de-sac position
- Semi-detached house in excess of 1,200 square feet
- Well presented throughout and modernised
- Two reception rooms
- Fitted kitchen, utility and downstairs w.c.
- Sun room enjoying views over the rear garden
- Three double bedrooms
- Modern shower room
- Driveway, garage and beautiful gardens
- Council Tax Band: D EPC Rating: D

Enjoying a prime corner cul-de-sac position within this highly regarded East Riding village we are delighted to present to the market this modernised semi-detached family home. Offering spacious accommodation in excess of 1,200 square feet the well presented accommodation enjoys uPVC double glazing and gas central heating and in brief consists of welcoming entrance hallway, two formal reception rooms, the front lounge with log burner, fitted kitchen with built-in appliances, utility room, downstairs cloaks and sun room enjoying splendid views over the rear garden. To the first floor there are three double bedrooms one of which is fitted and a contemporary shower room. The gardens are beautifully tended and surround the property with a private gravelled driveway to the front leading to a brick built detached garage. This property is an ideal family home to which an early viewing is an absolute must.

LOCATION
Chapel Close is a small cul-de-sac in the heart of Skidby located on the right hand side just off Main Street.

Skidby is a sought after village situated in the rolling countryside on the edge of the Yorkshire Wolds, lying just off the A164 which links Beverley with the Humber Bridge and the M62. The location provides a convenient base to access the amenities of Cottingham, Beverley and West Hull. Skidby has its own Church of England Primary School which is rated Good in the latest Ofsted inspection and also lies in the catchment area of Cottingham High School and Sixth Form Cottingham, also rated Good. Private schooling can be found nearby at Tranby in Anlaby or Hymers in Hull.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY
11'2" x 8'0" (3.40m x 2.44m)
A door with glazed inserts leads into entrance hallway having staircase with balustrade leading to the first floor accommodation. Access to the understairs storage cupboard. Attractive laminate flooring.

LOUNGE
15'11" x 12'0" (4.85m x 3.66m)
uPVC double glazed window to the front elevation. Recessed fireplace with wooden beam and housing a newly installed log burner. TV aerial point. A door leads into the dining room.

DINING ROOM
12'0" x 11'3" (3.66m x 3.43m)
Having sliding patio doors opening out into the rear garden.

KITCHEN
13'10" x 7'11" (4.22m x 2.41m)
Two uPVC double glazed windows to the side elevation and door into the utility room. There is an extensive range of oak Shaker base and wall units incorporating large storage drawers with contrasting work surfaces and coordinated tiled splashbacks. Neff gas hob with Neff oven and extractor, one and a quarter bowl sink unit with drainer and mixer tap. Integrated fridge.

UTILITY ROOM
Space and plumbing for washing machine and space for tumble dryer. Door leading into the sun room.

DOWNSTAIRS W.C.
uPVC double glazed window to the side elevation. Low level w.c. and wash hand basin both set in attractive vanity unit.

SUN ROOM
12'9" x 7'9" (3.89m x 2.36m)
Of a uPVC construction with French doors to garden and enjoying undisturbed views of the garden.

FIRST FLOOR
LANDING
With access to loft with pull down ladder. Loft has power and light. uPVC double glazed window to the side elevation.

BEDROOM 1
15'0" x 10'1" to slide robes (4.57m x 3.07m to slide robes)
uPVC double glazed window to the front elevation. Contemporary mirror fronted slide robes providing hanging and storage facilities.

BEDROOM 2
12'1" x 11'11" (3.68m x 3.63m)
uPVC double glazed window to the rear elevation.

BEDROOM 3
11'2" max x 8'1" max (3.40m max x 2.46m max)
uPVC double glazed window to the front elevation. Fitted double wardrobe/cupboard which houses the gas central heating boiler. The gas central heating boiler was replaced 2 years ago and still enjoys the remaining warranty.

SHOWER ROOM
8'4" x 7'11" (2.54m x 2.41m)
uPVC double glazed window to the rear elevation. Fitted vanity units, large walk-in shower cubicle, wash hand basin and low level w.c. Beautifully tiled splashbacks to wet area and tiled floor.

OUTSIDE
To the front of the property there is a gravelled driveway which extends down the side providing off street parking for several vehicles. There is a detached brick built garage.

The rear garden is well tended and features a large lawned garden area with planted borders, garden shed and greenhouse.

DETACHED GARAGE
Electric roller shutter door, power and light.

SERVICES
All mains services are available or connected to the property.



VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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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