

Approximate total area*
418 sq ft
38.7 m²

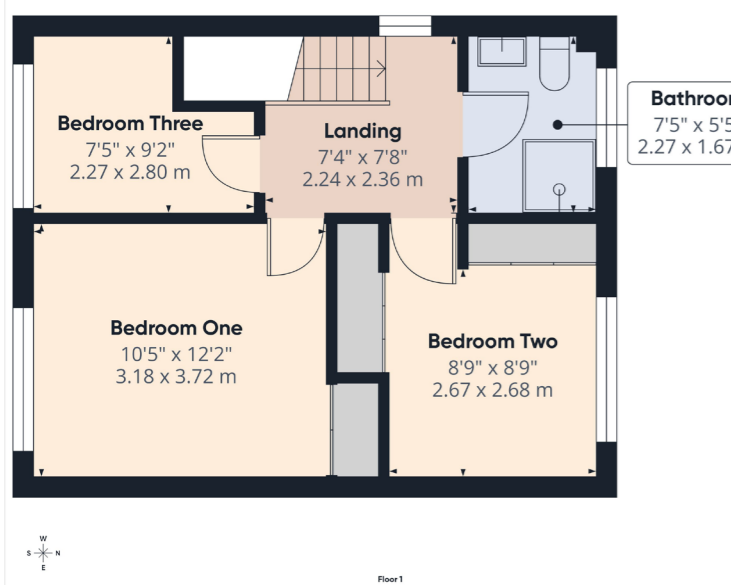
Reduced headroom
1 ft
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5'10" (1.78 m)

Calculations reference the BCS:PM05
"3C Standard". Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

DIRAFPE360



Approximate total area*
389 sq ft
36.3 m²

(1) Excluding balconies and terraces

Calculations reference the BCS:PM05
"3C Standard". Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

DIRAFPE360



SERVICES
Oil fired central heating. Understood to all be connected to mains water and electric.

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 'C'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



Offers Over
£200,000

Pine Lodge, Main Street,
Skipsea, YO25 8SJ

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL

Door and window to the front aspect, coving, stairs leading to the first floor landing, understairs cupboard and additional storage cupboard, vinyl flooring, radiator and power points.

LOUNGE- 11'10 (3.62m) x 14'6 (4.42m)

Cosy living area with bay window to the front aspect, coving, open fireplace with surround and tiled hearth, vinyl flooring, radiator, TV point and power points.

OPEN PLAN KITCHEN/DINING AREA- 8'8 (2.64m) x 8'1 (2.47m)/8'10 (2.71m) x 8'0 (2.46m)

A spacious area with door to the side aspect, sliding doors and window to the rear aspect, coving, panelled walls, oak splash back, a range of wall and base units with solid oak worktop, one and a half sink with drainer unit, space for fridge/freezer, plumbing for washing machine, built in microwave, Beko Range cooker with splash back, extractor fan, wood effect laminated flooring and power points.

FIRST FLOOR LANDING

Window to the side aspect, coving, fitted carpets and power points. There is also access to a substantial loft space which has a ladder, boarded out with power and lighting. Due to its size, the loft would lend its self to conversion, subject to the relevant planning applications.

BEDROOM ONE- 10'5 (3.18m) x 12'2 (3.72m)
Window to the front aspect, coving, built in wardrobe, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 8'9 (2.67m) x 8'9 (2.68m)
Window to the rear aspect, coving, built in wardrobes, fitted carpets, radiator and power points.

BEDROOM THREE- 7'5 (2.27m) x 9'2 (2.80m)
Window to the front aspect, coving, built in cupboards and wardrobe, fitted carpets, radiator and power points.

BATHROOM- 7'5 (2.27m) x 5'5 (1.67m)
Opaque window to the rear aspect, coving, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, shower cubicle with electric shower, vinyl flooring, radiator and extractor fan.

GARDEN

The walled garden to the rear is a substantial space, low maintenance with artificial grass and yard that could transformed into a perfect entertaining area.

The garden room features a hot tub creating the perfect year round relaxation space and focal point. Existing power, Wi-Fi and lighting are fitted in the garden room.

PARKING

There is gated off street parking for one/two cars.

Pine Lodge, Main Street, Skipsea, YO25 8SJ

A fantastic opportunity to purchase a three bedroom detached house at a fantastic price! Pine Lodge has been modernised throughout by the current vendor to create a modern home. Internally Pine Lodge also boasts a warm and cosy feel with its location being a prime place, just minutes away from the seaside. The property however still allows any potential buyer to put their own stamp on it and enjoys a sizeable rear garden. This property would also provide the perfect opportunity for a holiday home, with a low maintenance garden, hot tub and perfect seaside location. Viewings are essential!

The property briefly comprises:- entrance hall, lounge, open plan kitchen/dining area, first floor landing, three bedrooms, bathroom, rear garden and off street parking.

LOCATION

Skipsea is located some 5.5 miles to the north of Hornsea and about 8.5 miles to the south of Bridlington, the village has its own primary school, public house and shops, with a more comprehensive range of facilities readily available in Hornsea. Ideal for those wishing to live near the coast but still wanting to be within commuting distance of Bridlington, Beverley, Driffield and the City of Hull. Beverley, Driffield and the City of Hull.

