



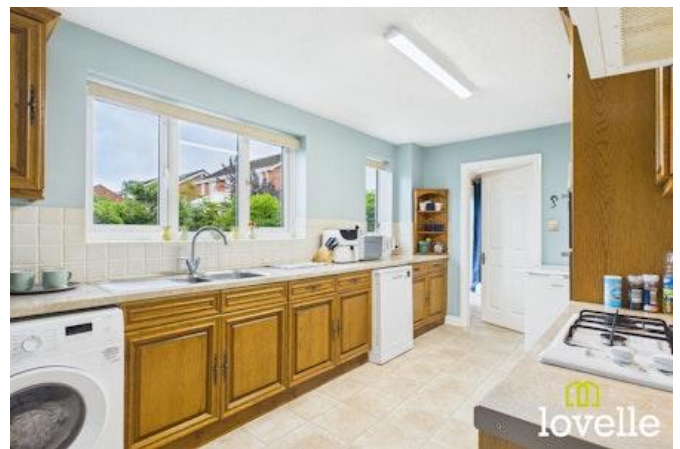
Manor Garth, Skidby, East Riding of Yorkshire
OIRO £300,000





KEY FEATURES

- Superb Detached Family Home
- Quaint Village Setting
- Four Double Bedrooms
- En Suite Bathroom
- Ground Floor W.C
- Established South Facing Garden
- Garage & Driveway
- Greenhouse & Bespoke Summerhouse
- Moments Walk From Park & Playing Fields
- Quiet Cul-de-Sac Location
- EPC rating C



DESCRIPTION

The quintessentially British village of Skidby is the setting for this superb detached family home. Ideal for a growing or extended family with highly regarded Primary school, a recently refurbished children's play park and playing fields all within a few moments walk and with Cottingham High School only 1.9 miles away. Commanding an elevated position on this highly regarded Cul-de-Sac and offering off-road parking and a garage. The gardens are established and beautifully maintained with a fabulous, bespoke Summer house nestled in a quite corner and surrounded by flowering shrubs, the perfect place to escape from the hustle and bustle of everyday life!

This fabulous family home offers well proportioned living accommodation, arranged over two floors and includes a welcoming Hallway, Ground floor W.C, spacious sitting room which opens into a bright and airy dining room with double French doors opening out to the South-facing rear garden.

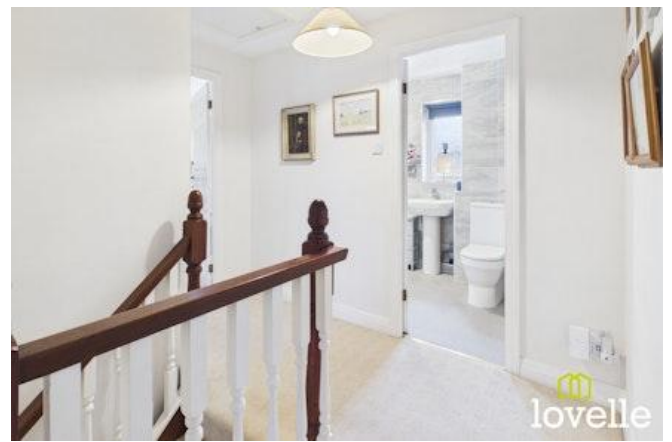
Double internal doors between the Sitting Room and Dining Room allow for flexibility with the reception rooms, opening up and providing a large entertaining area when required leading from the front to the rear of the property. Laid to wood-effect laminate flooring, with plantation shutters to the front window and a living-fame gas fire with a feature Pine surround act as the focal point of the room.

At the heart of this family home is the Bright and spacious Kitchen with a rear lobby which doubles as Pantry storage, fitted with fabulous Solid Oak wall and base units with laminated worksurfaces over. The floor and splash areas are tiled for convenience, there are high-level, double electric and fan-assisted ovens, a four ring gas hob and extraction over. The room is flooded with natural daylight and offers fabulous views over the stunning garden.

You arrive onto the first floor to a central landing area, from here is access to the family bathroom which has been recently upgraded and four double bedrooms, with the principal bedroom benefitting from a large Ensuite bathroom. All four bedrooms are generous double rooms, bedroom three also benefits from fitted wardrobes.

Outside the property enjoys an elevated position with a block-set driveway providing ample off-road parking and leading to a integral garage, there is an up and over vehicle door, offering power and lighting and housing the recently-serviced Worcester Bosch Gas boiler. The property sits handsomely behind a well-maintained garden with mature planting, immaculately presented with uPVC facias, soffits, gutters & down-pipes and a high-security composite front door which is finished in Lichen.

A timber gate provides access to the side of the property, the side access door and the rear garden. The enclosed rear garden benefits from a sought after, South-facing orientation. Mature planting ensures low maintenance while providing an attractive and inviting space to relax and entertain. A large patio area leading directly from the French doors is drenched in all-day, unbroken sunshine and an established lawn is bordered by a gravelled walkway leading to a fabulous seating area. There is a greenhouse and a wonderful, bespoke timber summerhouse which is nestled in a secluded corner of the garden providing the perfect, all-season get-away.





PARTICULARS OF SALE

Entrance & Hallway

5.06m x 1.79m (16'7" x 5'11")

Steps lead up to the canopied porchway, a composite front entrance door opens into the welcoming hallway, inviting you in to view the sizeable accommodation on offer.

Sitting Room

5.51m x 3.58m (18'1" x 11'8")

The generously sized reception room has a feature fireplace with living flame effect gas fire. Double glazed window to front elevation with plantation shutters, double panelled doors open to the Dining room.

Dining Room

3.36m x 3.6m (11'0" x 11'10")

A further generously-sized reception room with double French doors leading out to the private rear garden and terrace patio. Laid to attractive laminate flooring, this lovely room is perfect for entertaining family & friends.

Kitchen

4.47m x 2.79m (14'8" x 9'2")

Benefitting from a range of Solid Oak fitted base and walls units with laminated work surfaces over, tiled flooring and decorative tiling to the splash areas. Features are a double-bowl stainless steel sink with mixer tap, high-level double ovens and a four-ring gas hob with extractor hood above. Appliances include a dishwasher, washing machine, Larder fridge & separate freezer. There is a double glazed picture window to rear elevation and door into the rear lobby/pantry area.

Lobby

1.01m x 0.9m (3'4" x 3'0")

Providing access from the kitchen and to the side door of the property. This lobby has shelving and offers pantry storage and an area for hanging coats.

Ground floor W.C.

0.94m x 1.54m (3'1" x 5'1")

Laid to laminate flooring and with neutral décor. Offering a modern close-coupled toilet, a wash basin atop a storage cabinet, a tiled splashback with a vanity mirror over and a high-level louvered laundry cupboard.

Landing

2.05m x 2.81m (6'8" x 9'2")

Occupying a central location of the first floor of the property, providing access to four double bedrooms, the family bathroom and the loft storage area.

Bedroom No. 1

3.64m x 3.59m (11'11" x 11'10")

A spacious double bedroom with recessed space for bedroom furniture, a double glazed window to the front of the property with plantation shutters, a central heating radiator and access to an ensuite bathroom.

Ensuite Bathroom

1.43m x 2.7m (4'8" x 8'11")

A fully tiled Ensuite bathroom with a panelled bath, overhead shower, a pedestal wash basin and a low level W.C. There is a chrome towel rail, a central heating radiator, mirrored vanity cupboard, a shaver power point and a double glazed obscure window.



Bedroom No. 2

3.65m x 3.48m (12'0" x 11'5")

A further spacious double bedroom with recessed space for bedroom furniture, an airing cupboard over the stairs, a double glazed window to the front of the property with Plantation shutters and a central heating radiator.

Bedroom No. 3

3.82m x 2.71m (12'6" x 8'11")

Currently used as a large walk-in wardrobe. Benefitting from fitted, sliding, mirrored wardrobes, a double glazed window overlooking the rear garden and a central heating radiator.

Bedroom No. 4

2.93m x 2.62m (9'7" x 8'7")

Currently used as the study/home office with a central heating radiator and a double glazed window overlooking the rear garden.

Family Bathroom

1.68m x 2.31m (5'6" x 7'7")

A fully tiled bathroom with a large walk-in shower cubicle inc. an electric shower & glazed screen, modern pedestal wash basin & close-coupled toilet. A large chrome towel radiator & obscured double glazed window to the rear of the property.

Outside

Enjoying an elevated position, the front garden has an array of mature shrubs, steps take you up to the canopied front entrance porch. There is a driveway laid to block set paving and an integral garage. The rear garden is beautifully presented with Patio areas & a timber Summerhouse surrounded by cascading foliage, creating a private area to sit and enjoy this lovely outdoor space.

Property Location

The picturesque village of Skidby is famous for the Windmill landmark and ideally placed for access to all West Hull villages, the Humber Bridge and the A63/M62 motorway link via the Northern Approach Road which runs to the east of the village. The village of Cottingham lies some 3 miles to the east and has a good array of shops. The historic town of Beverley lies some 5 miles to the North.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: E

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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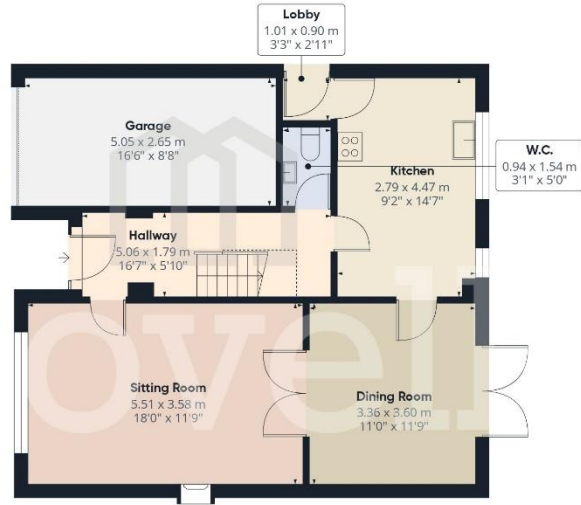
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾

128.8 m²

1386 ft²

Reduced headroom

1.2 m²

13 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360

