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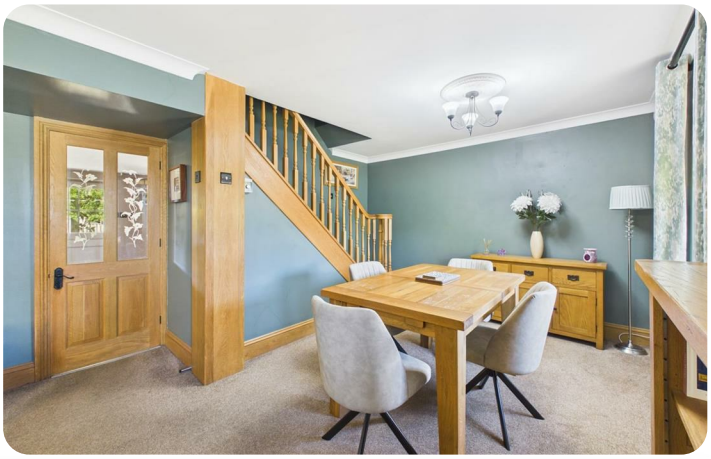


Ivy House, Main Street, Skipsea, Driffield, YO25 8SJ

Price Guide £325,000

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The Property Ombudsman

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Ivy House, Main Street

Skipsea Driffield, YO25 8SJ

Price Guide £325,000





Welcome to Main Street in the village of Skipsea. This detached cottage, built circa 1750, presents a unique opportunity for both holidaymakers and those seeking a permanent residence. With its cobble and brick façade, the property exudes character and warmth, making it an inviting home.

Inside, you will find a spacious lounge/diner that provides an ideal setting for relaxation and entertaining. The modern kitchen/diner is well-equipped, offering ample space for family gatherings. The cottage boasts three comfortable bedrooms, ensuring plenty of space for relaxation, along with two bathrooms for convenience.

The property also features parking for two vehicles, a valuable asset in this picturesque village.

Located with easy access to the main Bridlington, Hull, and Beverley roads, making it an ideal base for exploring the stunning coastline and surrounding areas.

Currently operating as a successful holiday rental, this home is versatile enough to serve as a permanent residence or a getaway. Given its appealing features and prime location, early viewing is highly recommended to fully appreciate all that this charming cottage has to offer.

Entrance:

Composite door leads directly into the lounge/diner.

Lounge:

27'5" x 12'0" (8.38m x 3.66m)

A spacious front facing room, inset multi fuel burning stove in a feature brick surround. Two upvc double glazed sash windows, two modern column radiators and oak staircase to first floor.

Kitchen/diner:

28'5" x 8'9" (8.67m x 2.69m)

Kitchen area:

A spacious rear facing kitchen/diner fitted with a range of modern base and wall units, sink unit, Integrated dishwasher, Rangemaster oven with extractor over, part wall tiled and floor tiled. Upvc double glazed window, upvc double glazed sash window and column radiator.

Dining area:

Fitted with cupboards, tiled floor, column radiator, understairs storage cupboard, upvc double glazed sash window and composite stable door onto the garden.

Utility:

9'8" x 4'4" (2.95m x 1.34m)

Fitted with base unit, inset stainless steel sink unit, plumbing for washing machine and tiled floor. Upvc double glazed window, central heating radiator and upvc double glazed door to the side elevation.

Wc:

4'3" x 3'6" (1.30m x 1.07m)

Wc, tiled floor and upvc double glazed window.

First floor:

Bedroom:

17'6" x 12'1" (5.34m x 3.70m)

A spacious front facing double room, two upvc double glazed sash windows and column radiator.

Bedroom:

12'4" x 8'1" (3.78m x 2.47m)

A rear facing double room, two upvc double glazed windows and central heating radiator.

En-suite:

5'3" x 4'11" (1.62m x 1.51m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc, wash hand basin, wall panelling and chrome ladder radiator.

Bedroom:

10'0" x 8'10" (3.05m x 2.71m)

A front facing double room, upvc double glazed sash window and column radiator.

Bathroom:

10'2" x 7'11" (3.10m x 2.43m)

Comprises a modern suite, bath, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, chrome ladder radiator and upvc double glazed window.

Exterior:

To the front of the property is a small garden with slate, shrubs and bushes.

Garden:

To the rear of the property is a good size fenced garden. Lawn, decked patio area borders of shrubs and bushes, and a shed. To the side elevation is gated access for parking leading to a car port. Log store and oil tank.

Notes:

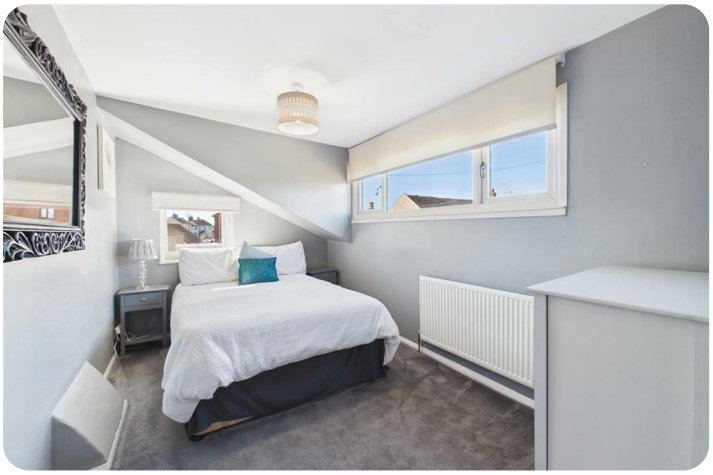
Council tax band: D

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



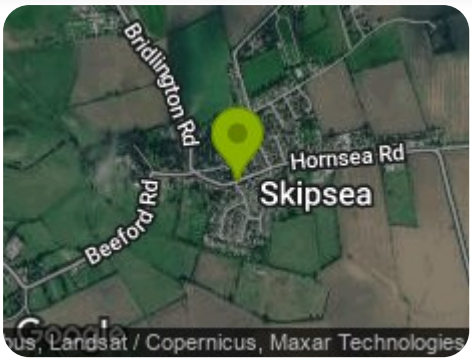






Road Map | Hybrid Map | Terrain Map







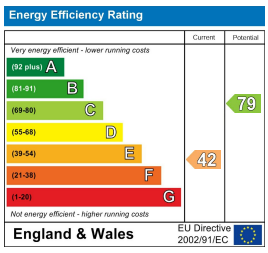
Floor Plan

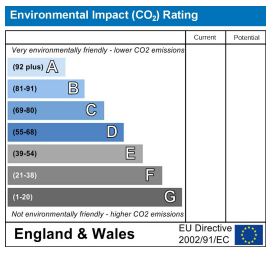


Viewing

Please contact our Nicholas Belt Office
on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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