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2 Sandringham Lane, Skirlaugh, HU11 5HB

£134,950

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- BEAUTIFULLY PRESENTED TWO BEDROOM SEMI DETACHED HOME
- TWO DOUBLE BEDROOMS
- CENTERAL VILLAGE POSITION
- TRADITIONAL FEATURES AND FEEL THROUGHOUT
- KITCHEN DINER LEADING INTO LOUNGE
- LOG BURNER IN LOUNGE

Beautifully presented and full of traditional character, this two bedroom semi detached home sits right in the centre of Skirlaugh, one of the East Riding's most well regarded villages.

Traditional features and a warm, characterful feel run throughout. The entrance is via French doors to the KITCHEN DINER which flows into the LOUNGE, creating a sociable space for everyday living and entertaining. The modern fitted kitchen has staircase off and leading to the first floor. In the lounge a log burner offers a cosy focal point for the colder months and compliments the exposed beams and traditional pulley clothes airer above the fire place.

Upstairs are TWO DOUBLE BEDROOMS, a rare find in a home of this size together with a centrally positioned bathroom with shower over the bath.

This property would be ideal for first time buyers, downsizers or anyone seeking village life with a genuine sense of character.

Skirlaugh has a quiet, settled feel, with a local convenience shop and a pub on the doorstep. Beverley and Hull are close enough for everyday convenience, yet far enough away to make coming home a pleasure.

ACCOMMODATION COMPRISES

KITCHEN/DINER 15'10" x 9'10" (4.84m x 3.02m)
uPVC double glazed French doors, luxury vinyl floor, ceiling strip and spot lighting, front aspect uPVC double glazed window, one and half bowl drainer sink with mixer tap, a range of wall and base units, splash back tiling, plumbing for a washing machine, space for an electric cooker and a space for an under counter fridge.

LOUNGE 13'5" x 11'0" (4.10m x 3.37m)
Wood pocket door, luxury vinyl floor, pendant light fitting, rear aspect uPVC double glazed window, traditional pulley wooden clothes airer, exposed beams and picture rail, log burner with brick fire place, flagged hearth and wooden bean mantle piece.

STAIRCASE AND LANDING 9'10" x 5'9" (3m x 1.76m)
Wooden door with traditional Suffolk latch, two pendant light fittings, loft hatch, wooden hand rail, banister and spindles.

BEDROOM ONE 13'6" x 9'4" (4.14m x 2.85m)
Wooden door traditional Victorian handle, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window and built in wardrobes.

BATHROOM 6'7" x 5'2" (2.01m x 1.58m)
Wooden door with traditional Victorian handle, luxury vinyl floor, central ceiling light, chrome towel radiator, splash back tiling, bath with mixer shower, low flush WC and a vanity wash hand basin with mixer tap.

BEDROOM TWO 9'10" x 7'1" (3.02m x 2.16m)
Wooden door with Victorian handle, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.

EXTERIOR
To the front flagged patio entrance with wooden fence surround and garden shed.

COUNCIL TAX:
We understand the current Council Tax Band to be A

SERVICES :
Mains water, electricity and drainage are connected.

LPG Gas

TENURE :
We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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At Green & Green, we specialise in supporting homebuyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS DISCLAIMER :
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

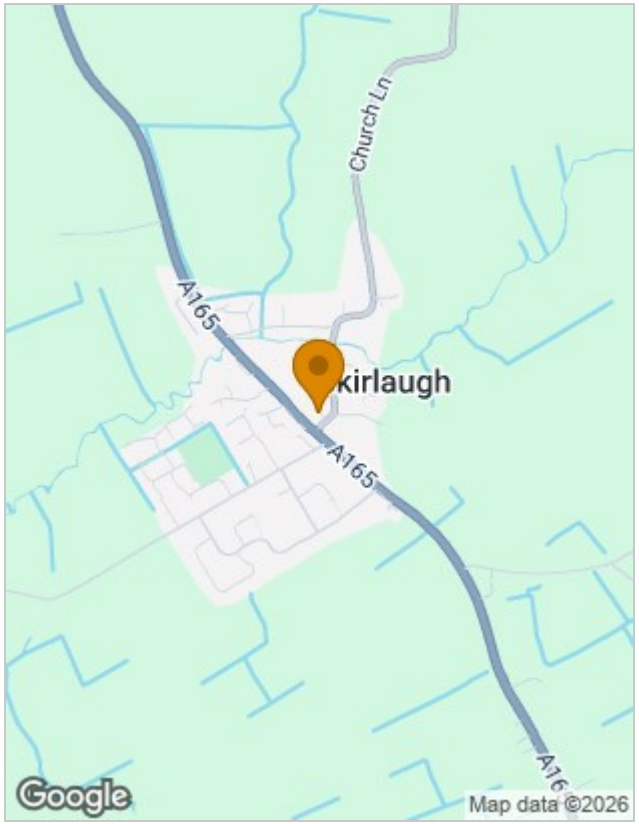
MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

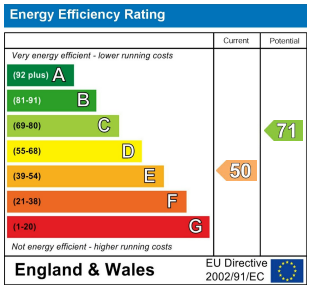
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

Floor Plans

Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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