



Apple Croft, Skidby, Cottingham
Guide price £200,000





KEY FEATURES

- One Bedroom
- Three Reception Rooms
- Opportunity For Two Bedrooms
- Immaculately Presented
- Cul-de-Sac Location
- Driveway & Garage
- Private North-West Garden
- Fastidiously Maintained
- Skidby Village Location
- Recently Upgraded Bathroom
- EPC rating C



DESCRIPTION

As part of this small & exclusive development built by local building company Anthony Jarrams, this wonderful bungalow is nestled on the Apple Croft Cul-de-Sac in the heart of Skidby Village. Having been in the same, loving ownership since being built in 1994 the condition of this property is nothing short of immaculate! No expense has been spared on the maintenance of this home and it shines through, this is a welcoming family home that has & continues to be loved! Stepping into the wide central hallway you are immediately struck by how light & bright this home is. Immediately to the right & up to the front of the property is the kitchen diner, this dual-aspect room is flooded in sunlight from the West & South-facing windows. Boasting solid-Beech, fitted wall & base units with beautifully-light granite worksurfaces atop, there is an integrated larder fridge & freezer, a Creda electric & fan-assisted oven, a matching Creda gas hob which is discreetly recessed into the granite worksurface & covered with a frosted glass plate for extra preparation space when not in use & above the hob is an externally-vented extraction hood, elegantly integrated within a Beech surround & stucco flue. A tiled splashback rises from the worksurface & undercupboard lighting compliments the stylish Chrome spot downlights. There is ample room for a dining table, making this a versatile & welcoming room to both cook & dine.

A Worcester Bosch, Gas combination boiler is located within a fretted-front cupboard in the corner of the room. Installed in 2020 & controlled by a HIVE interactive thermostat system, it is under a comprehensive maintenance plan provided by British Gas & has been professionally serviced annually, every May.

Onto Bedroom No. 1 also located to the front of the property, a large, South-facing picture window allows all day Sunshine to fill the room at daybreak, this very generous double room benefits from a full wall of sliding mirrored doors behind which is an array of professionally-fitted bedroom furniture, providing practical & effective storage, resulting in a calm & uncluttered room. Provision for a television is set within the fitted furniture & a Fantasia fan-light keeps this room cool in Summer & distributes the heat efficiently during winter months.

Into the bathroom & you are greeted with light & style. Professionally & fully upgraded in 2020 this room offers elegant tiling, a large walk-in shower area with a high-specification MIRA shower system & MIRA shower seat, a large pedestal basin with Chrome mixer tap which sits beneath a West-facing & obscure-glass window, there is a modern close-coupled W.C, a large towel radiator & Chrome fittings which contrast against the tiling beautifully.

Back out into the central hallway & here you will find a full-height storage cupboard with lighting, a perfectly discreet & practical storage area for the household essentials. Above this is a large loft hatch with a telescopic flight of wooden steps coming down, up to the fully-boarded loft with lighting & you will find further storage yet with an abundance of fixed shelving.

Through to the rear of the property & you enter the dining room, this was previously Bedroom No. 2 & can be reinstated back to a bedroom with a few light, non-structural modifications. This bright & airy room boasts dual aspect windows both North & West-facing & providing views over the manicured garden. A double doorway opens up into the sitting room beyond allowing the two rooms to flow perfectly for entertaining.

The spacious sitting room is to the rear of the property, the decor is bright & neutral & the focal point of the room is a polished Oak fire surround housing a Marble hearth with an inset electrical fire. There are two English-brass & fluted glass light fittings to the ceiling with spot downlights in the recess at the rear of the room. Sliding doors lead out to the Sunroom & allow natural daylight to flood the room.



Onto the Sunroom & you are met with fabulous views across the rear garden, occupying an elevated position you have a feeling of space & being at one with the outdoors. Professionally installed by Colfax Window Company in 2018, this wonderful addition to the property is fitted with power, lighting & a central heating radiator, allowing the space to be enjoyed all year round. Colfax were also contracted to replace all windows & doors around the property in 2018, with the fascias, soffits, gutters & downpipes also fully replaced in 2025.

Outside & to the rear of the property is a perfectly-manicured, private garden. It is mainly laid to lawn but also offers paved & gravelled areas for seating. A range of carefully selected, mature plants & shrubs have been lovingly cultivated by the current owners over the last 32 years. Stepping stones lead down to a patio in the rear left of the garden, bathed in all-day sunshine. A further patio hugs the rear of the property & leads across to the garage & out through a gate to the side driveway.

The spacious garage offers a powered front vehicle door fitted in 2025 & also has a double-glazed window & uPVC single door to the side garden. There is power & lighting & the building is large enough to accommodate a standard family vehicle.

To the side of the property is a private tarmac driveway, providing off-road parking for multiple vehicles. This driveway leads up from the garage & to the front garden. To the front of the property is a low-maintenance, gravelled garden featuring a range of decorative grasses & forms an attractive break between the property & the block-paved cul-de-sac.

This bungalow is a wonderful example of a beautifully maintained family home, located in a welcoming community & is the perfect next move for those looking for a relaxed & calm lifestyle.



PARTICULARS OF SALE

Central Hallway

3.42m x 0.98m (11'2" x 3'2")

Laid to wood-effect vinyl flooring, with a central heating radiator & providing access to all rooms, a broom cupboard & the loft storage area.

Kitchen Diner

3.45m x 2.81m (11'4" x 9'2")

Fitted with a range of solid Beech wall & base units with Granite worksurfaces over. Dual aspect windows face West & South, there are several integrated appliances & a dining area.

Bedroom No. 1

2.55m x 3.73m (8'5" x 12'2")

With a large picture window to the front elevation, laid to carpet & featuring a full wall of sliding mirrored doors with fitted bedroom furniture behind. There is a large fan light to the ceiling & a central heating radiator.

Bathroom

2.18m x 1.71m (7'2" x 5'7")

Recently upgraded & mainly tiled, offering a three piece suite of a walk-in cubicle with a MIRA Thermostatic shower, a large pedestal wash basin & a close-coupled W.C. Additions include a large towel radiator, a MIRA shower seat, vinyl flooring & extraction.

Dining Room / Bedroom No. 2

2.8m x 2.81m (9'2" x 9'2")

Laid to carpet & featuring dual-aspect windows to the North & West. Previously configured as Bedroom No. 2. There is a double doorway opening into the sitting room.

Sitting Room

5.05m x 3.15m (16'7" x 10'4")

Leading from the dining room & to the rear of the property. The room is laid to carpet, there is a feature Oak fireplace with an electric fire as the focal point & featuring high quality light fittings. Sliding glass doors lead onto the sunroom.

Sunroom

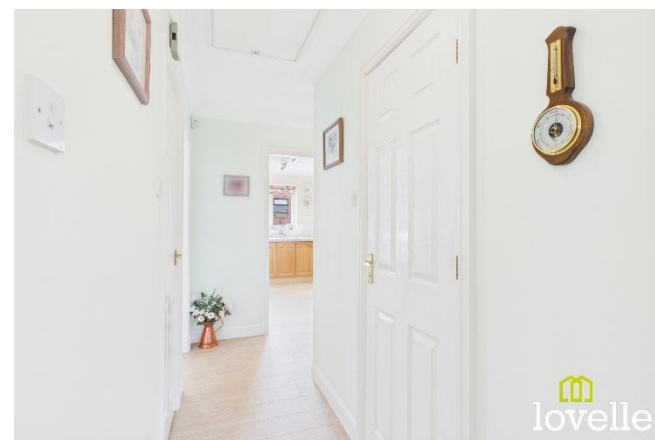
3.28m x 2.49m (10'10" x 8'2")

Installed in 2018 by Colfax Window Company, as part of a major upgrade of all windows & doors throughout the property. Laid to wood-effect laminate flooring & fitted with power & lighting, providing unbroken views across the rear private garden.

Garage

5.47m x 2.86m (17'11" x 9'5")

Fitted with a powered vehicle door in 2025, providing power & lighting & with sufficient space to house a standard family vehicle.



TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: C

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

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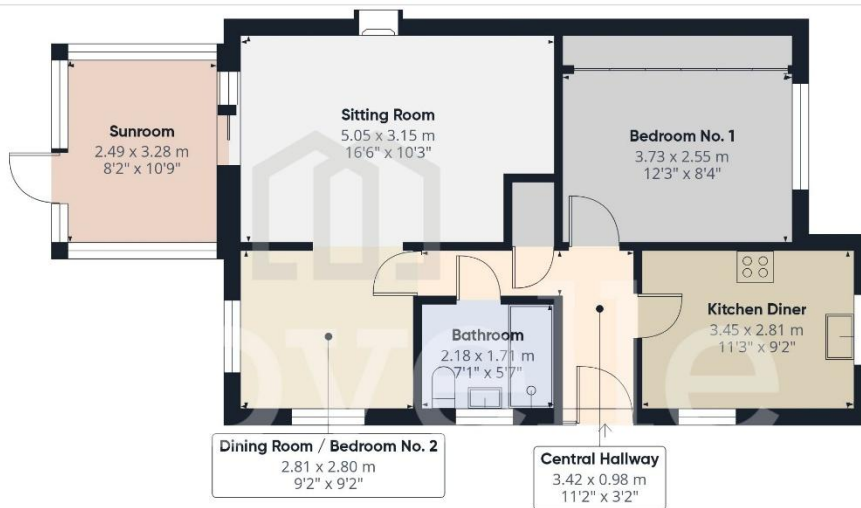
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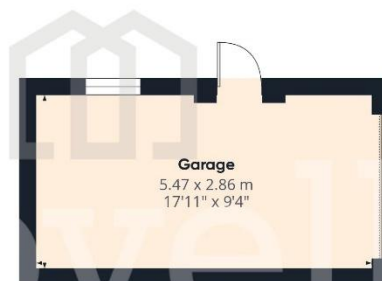
A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 0 Building 1



Floor 0 Building 2

Approximate total area^m

78.4 m²

843 ft²

(1) Excluding balconies and terraces

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

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