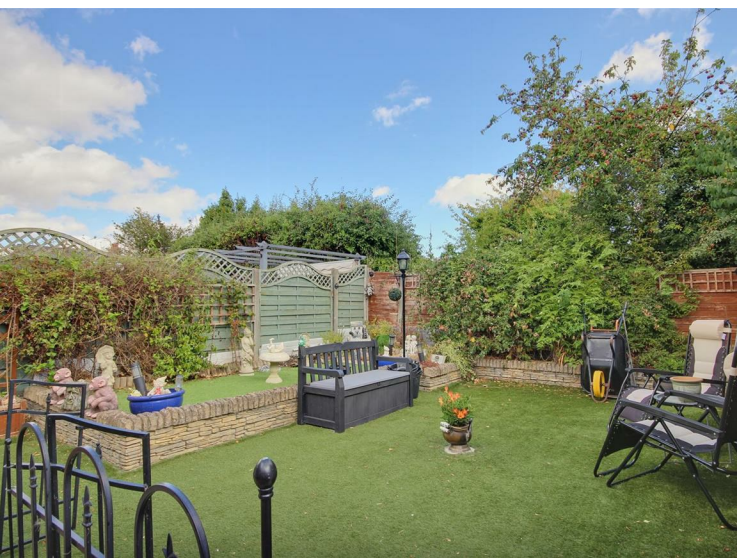




Quick & Clarke

PROPERTY SPECIALISTS

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5 Dorset Avenue, Skirlaugh, HU11 5EB
£232,500



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- Beautiful and well proportioned
 - Three good sized bedrooms
 - Conveniently close to local amenities
 - Partially converted garage
 - Council Tax Band: C
- Stunning kitchen and modern shower room
 - Easy to maintain garden
 - Two reception rooms plus sun room
 - Solar panels - 15 pv panels
 - EPC Rating: A

A beautifully presented and versatile family home, perfectly positioned just moments from Skirlaugh Primary School and the heart of the village. The impressive ground floor features two light-filled reception rooms, a stunning modern breakfast kitchen, and a bright sunroom overlooking the garden.

Upstairs, you'll find three generous bedrooms served by a contemporary family shower room. Designed for low-maintenance living, the landscaped garden includes off-street parking and a partially converted garage—ideal as a home office, gym, or workshop.

LOCATION

The property is located in a convenient position close to the centre of Skirlaugh and almost opposite Skirlaugh's Primary School. Dorset Avenue is accessed off Benningholme Lane from the centre of the village.

Skirlaugh is a popular Holderness village which is well served by a number of village shops, a public house and its own primary school. The village is located about 8 miles from the city of Hull (on the main bus route) and a similar distance from the market town of Beverley as well as the East Yorkshire coastal town of Hornsea.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

8'2" x 9'11" reducing to 7'0"
Access is via a modern uPVC front door with an adjoining glazed side panel, opening into a wide, welcoming entrance hall. Feature staircase with an attractive wooden banister and sleek glass panelling leads to the first-floor accommodation. Part-panelled walls and useful understairs storage.

DOWNSTAIRS CLOAKROOM

5'6" x 2'3"
With a two piece sanitary suite comprising low level w.c. and corner pedestal hand wash basin. Travertine tiled walls and floor. Window to side elevation.

LIVING ROOM

17'5" x 12'5"
A beautiful well proportioned living room with a wood burning stove set in fireplace with exposed brick surround and York Stone hearth with oak mantle above. Window to front elevation and door through to dining/sitting room.

DINING/SITTING ROOM

10'0" x 9'10"
Allowing for flexibility of use. Laminate flooring and patio doors opening into the sun room.

SUN ROOM

9'1" x 9'1"
With fixed roof, laminate flooring and uPVC doors opening into the rear garden.

KITCHEN

10'9" x 21'0" maximum
A stunning modern breakfast kitchen offering an extensive range of wall and base storage units with grey and white gloss fronts, laminate work surfaces and glossed splashback. Matching breakfast bar, stainless steel one and a half bowl sink and drainer, four ring induction hob with extractor over and integrated oven. Space and plumbing for upright fridge freezer, washing machine and tumble dryer. uPVC door opening into the rear garden and windows to both rear and side aspects.

FIRST FLOOR

LANDING

Shelved out storage cupboard and access to loft space where there is the modern Ideal Standard boiler (approximately 4 years old).

BEDROOM 1

12'6" x 11'0"
Window to front elevation and an extensive range of wardrobes including dressing table.

BEDROOM 2

10'4" x 10'0"
Open fronted wardrobes and window to the rear elevation.

BEDROOM 3

10'1" x 6'9"
Window to side elevation and modern wardrobes with sliding fronts.

SHOWER ROOM

7'1" x 6'0"
Three piece sanitary suite comprising corner shower

enclosure, close coupled w.c. and vanity hand wash basin. Attractive shower board to walls and window to side elevation.

OUTSIDE

The property is set back from the road with a generous sized front garden which is largely laid to lawn with a number of established shrubs and trees. A part flagged, part gravelled drive leads down the side of the property and provides ample parking for a number of cars. A gate provides access to the rear garden.

The rear garden has been landscaped for ease of maintenance with a patio area adjacent to the rear of the house which opens onto a garden which has been laid under astroturf.

GARAGE

15'6" x 7'10"
Partially converted and lined out the garage is supplied with light and power and with a standard uPVC exterior door to the front which could be easily be replaced with a vehicular door. Currently used as storage and has been used as a workshop in the past and lends itself to a multitude of uses.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).



We believe every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrage ©2026