



# Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place  
Hornsea  
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14 Chapel Garth, Skipsea, YO25 8TA  
Offers in the region of £165,000



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 67                      | 78        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |





- No Chain
- Two Bedrooms
- Plenty Of Parking
- West Facing Rear Garden

### LOCATION

This property enjoys pleasant location fronting onto Chapel Garth which leads from Main Street close to the villages amenities.

Skipsea is located some 5.5 miles to the north of Hornsea and about 8.5 miles to the south of Bridlington, the village has its own primary school, public house and shops, with a more comprehensive range of facilities readily available in Hornsea. Ideal for those wishing to live near the coast but still wanting to be within commuting distance of Bridlington, Beverley, Driffield and Hull, Skipsea is a village which is well worth considering.

### ACCOMMODATION

The accommodation has oil fired central heating via hot water radiators, Upvc double glazing, (windows and patio doors installed in 2024 and benefiting from the remaining 10 year guarantee), the bungalow has also been re-rendered and insulated in 2024 and is arranged on one floor as follows:

### SIDE ENTRANCE PORCH

With UPVC entrance door and inner door to:

### 'L' SHAPED ENTRANCE HALL

Which has an access hatch leading to the roof space and double doors lead to:

### LOUNGE

11'9" x 16'6"

With a wall mounted electric fire and two central heating radiators.

### KITCHEN

9'6" x 8'

With fitted base and wall units incorporating worksurfaces with a 1 1/2 bowl sink unit, tiled splashbacks, floor mounted central heating boiler, slot in cooker, fridge freezer, plumbing for an automatic washing machine and a ladder radiator.

- Well Maintained Bungalow
- Lovely Village Location
- Garage
- Energy Rating - D

### BEDROOM 1 (REAR)

11'9" x 11'

With wardrobes and one central heating radiator.

### BEDROOM 2 (REAR)

8'10" x 8'11"

With patio doors leading to the rear garden and one central heating radiator.

### SHOWER ROOM/W.C.

With a modern suite comprising of a large shower cubicle with mixer taps and rain shower over, vanity unit housing the wash hand basin, low level W.C., full height tiling to the walls and a ladder towel radiator.

### OUTSIDE

The property fronts onto a lawned foregarden with a fenced surround and there is a double width parking drive providing plenty of off street parking, the driveway leads past the bungalow through timber gates to meet a single detached garage (with up and over main door, power and light laid on). The oil tank is located to the rear of the garage.

To the rear is a West facing garden which has a walled and fenced surround and includes a paved patio along with artificial grass and lawn, the rear garden also enjoys a great deal of privacy.

### TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

### COUNCIL TAX BAND

The council tax band for this property is band B.

