



St Michaels Close, Skidby, Cottingham  
Asking Price £290,000





### KEY FEATURES

- Village location
- Four bedrooms
- Private garden
- Driveway for several vehicles
- EV charger
- Ensuite
- Garage
- Open kitchen diner
- Cul de sac
- Total area 123 square metres
- EPC rating E



## DESCRIPTION

Enter the property through a private front door into a light airy hallway that provides access to the lounge, kitchen, two bedrooms and family bathroom. Stairs lead to the first floor and an under stairs cupboard provides extra storage. The first door leads to the lounge where you will find a feature open fireplace providing a cosy feel to the room, a large window to the front elevation allows natural light to flow into the room. A second door leads through to the dining area providing space for the family to relax and enjoy meals together. The dining room opens into the kitchen and sunroom, allowing everybody to entertain and enjoy the space at the same time. The conservatory sunroom provides extra reception space and views over the garden with French doors providing access directly into the garden. The kitchen features a range of base and wall units in wood with countertops, integrated ovens, hob and dual ceramic sink. Off the kitchen is a utility room with pantry cupboard, providing storage space. The utility houses the boiler that was installed in 2021 and is regularly serviced.

Also on the ground floor are two double bedrooms, one to the front elevation and one to the side elevation. The house bathroom is also on the ground floor featuring a three piece suite comprising of bath with shower over, hand basin and low flush toilet. The further two bedrooms are on the first floor. A double bedroom features built in storage and a window to the rear elevation. The principle bedroom boasts built in storage and access to ample storage in the eaves. A window to the rear elevation provides natural light whilst the size of the room allows for a full suite of bedroom furniture. The principle bedroom benefits from an ensuite that features a three piece suite comprising of shower unit, hand basin and low flush toilet.

Outside the property is a gravelled front garden with a mix of established planting and bushes. The block paved drive provides ample off street parking for several vehicles with a 7kw EV charger to the side of the house. The driveway leads to double gates into the rear private garden and garage. The garden at the rear of the property provides a private space for the whole family to enjoy. Multiple patios provide seating areas to relax and entertain, whilst a lawned area provides an open space with established borders around are filled with a mix of established planting and bushes.

To discuss this property further and book your viewing please call Lovelle Estate Agents, this is an exciting opportunity in a popular village location.





## PARTICULARS OF SALE

### Hallway

4.77m x 2.03m (15'7" x 6'8")

A generous light and airy hallway providing access to the lounge, kitchen, house bathroom and two of the bedrooms. Stairs to first floor. Understairs storage cupboard.

### Lounge

4.73m x 3.65m (15'6" x 12'0")

A cosy lounge featuring an open fire acting as a focal point for the room. Window to the front elevation and door leading to the dining room.

### Dining Room

2.75m x 3.59m (9'0" x 11'10")

A family dining room opening into the kitchen. Doors lead to the conservatory sunroom.

### Sunroom

3.46m x 3.28m (11'5" x 10'10")

Sun room with views onto the private garden. French doors provide access to the patio. An extra space for the family to enjoy.

### Kitchen

2.73m x 3.48m (9'0" x 11'5")

Featuring a range of base and wall units in wood with countertops. Double ceramic sink, integrated hob, dual oven/grill and space for white goods.

### Utility Room

1.65m x 2.44m (5'5" x 8'0")

Space for white goods. Pantry cupboard for storage and door leading to the garden.

### Bathroom

2.03m x 2.44m (6'8" x 8'0")

Three piece suite comprising of bath with shower over, hand basin and low flush toilet. Half tiling around with full tiling to bath area.

### Bedroom

2.58m x 3.93m (8'6" x 12'11")

A ground floor double bedroom with window to the side elevation.

### Bedroom

3.29m x 3.57m (10'10" x 11'8")

A ground floor double bedroom with window to the front elevation.

### Landing

1.29m x 1.39m (4'2" x 4'7")

Providing access to the first floor bedrooms.

### Bedroom

4.35m x 4.72m (14'4" x 15'6")

The principle suite features a window to the rear elevation, built in wardrobes and ensuite. Access to storage in eaves.

### Ensuite

1.45m x 1.41m (4'10" x 4'7")

Three piece suite comprising of shower unit, hand basin and low flush toilet.



### Bedroom

4.34m x 3.66m (14'2" x 12'0")

A double bedroom with built in wardrobes and window to the rear elevation.

### Outside

To the front of the property is a gravelled garden with a mix of established planting. There is also a block paved driveway for several vehicles and steps leading to the front door. The driveway leads to the garage with an EV charging station to the side of the property. To the rear of the property is an enclosed private garden featuring a mix of planting to the sides, lawned area and two patio areas providing several seating areas for the family to enjoy. The property also features a garage ideal for extra storage.

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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: D

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

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## 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.

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## 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.

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## 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.

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## 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.

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## AGENTS NOTE

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## A&C Homes Limited T/A Lovelle Estate Agency

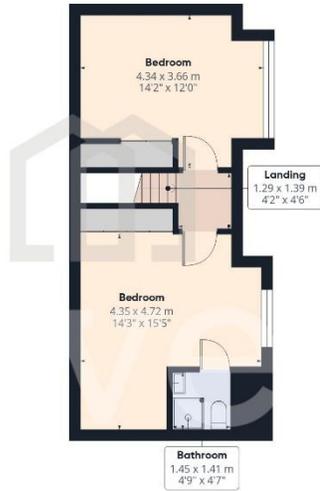


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

# FLOOR PLANS



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

127.2 m<sup>2</sup>  
1368 ft<sup>2</sup>

Reduced headroom

1.3 m<sup>2</sup>  
13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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