



Rhodale, Back Street, Skipsea, YO25 8SW

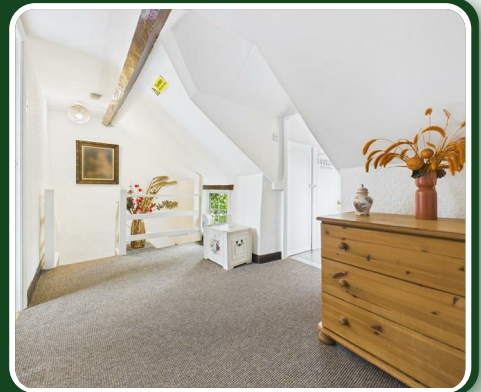
Price Guide £250,000



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Welcome to the village of Skipsea, this semi-detached period cottage offers a unique blend of character and modern convenience.

The property features two inviting reception rooms, perfect for both relaxation and entertaining. With two well-proportioned bedrooms and a thoughtfully designed bathroom, this home is ideal for couples or small families. The cottage is adorned with period features, including exposed beams that add a touch of rustic charm and warmth.

Its location is particularly advantageous, situated between the historic town of Beverley and the popular coastal resort of Bridlington. Residents will find a variety of amenities within easy reach, including a school, a post office, a general store, a café, a hairdresser, and a friendly local pub, ensuring that all daily needs are conveniently met.

For those who appreciate the great outdoors, Skipsea offers extensive walking and cycling routes that begin right at your doorstep. Additionally, the nearby Skipsea Golf Course provides an excellent opportunity for leisure and recreation, just a short distance to the south.

Currently operating as a successful holiday let, this property presents a fantastic investment opportunity, but it also holds great potential as a permanent residence.

To truly appreciate the charm and character of this period cottage, a viewing is highly recommended. Don't miss the chance to make this lovely home your own in the picturesque setting of Skipsea.

Entrance:

Composite door leads directly into the dining room:

Dining room:

14'4" x 13'7" (4.37m x 4.15m)

A front facing room, exposed beams, stone fireplace, built in shelves, upvc double glazed window and central heating radiator.

Lounge:

14'7" x 13'6" (4.46m x 4.13m)

A front facing room, exposed beams, feature stone wall, inset electric fire, three upvc double glazed windows and central heating radiator.

Kitchen:

13'1" x 6'9" (4.00m x 2.07m)

Fitted with a range of base and wall units, composite one and a half sink unit, electric oven and hob with extractor over. Plumbing for dishwasher, part wall tiled, upvc double glazed window, exposed beams, central heating radiator and upvc double glazed door onto the garden.

First floor:

A spacious landing, exposed beams and upvc double glazed window.

Bedroom:

15'0" x 13'10" (4.58m x 4.23m)

A side facing room, exposed beams, built in wardrobes, two upvc double glazed windows and central heating radiator.

Bedroom:

14'2" x 8'3" (4.33m x 2.53m)

A front facing double room, exposed beams, upvc double glazed window and central heating radiator.

Bathroom:

13'6" x 8'3" (4.12m x 2.52m)

Comprises a free standing bath, shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, built in storage cupboard housing oil boiler, upvc double glazed window and column radiator.

Exerior:

To the rear of the property is a low maintenance garden mainly block paved, pebbled, borders of shrubs and bushes.

Brick built summer house/home office or workshop.

Notes:

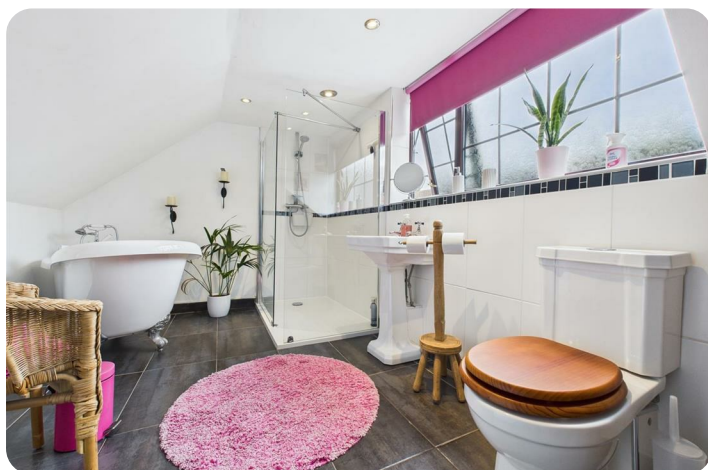
Council tax band:

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



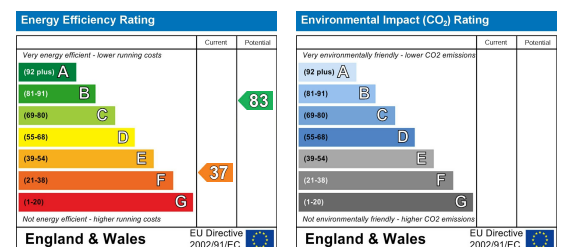
Floor Plan



Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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