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4 The Courtyard, Skipsea, Driffield, YO25 8SU

Offers Over £190,000

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The Property Ombudsman

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4 The Courtyard

Skipsea Driffield, YO25 8SU

Offers Over £190,000





Welcome to the village of Skipsea, this semi detached dormer bungalow offers a perfect blend of modern living and charming rural surroundings.
With three well-proportioned bedrooms, two inviting reception rooms and a modern kitchen/diner this property is deceptively spacious and must be viewed to be fully appreciated.
The bungalow has been modernised throughout and boasts a newly fitted kitchen/diner and bathroom, ensuring that you can enjoy contemporary amenities in a stylish setting.
The recent upgrades also include new flooring and lighting, enhance the overall appeal of the home.
The installation new doors and windows in 2024 promises improved energy efficiency.
The property benefits from an air source heat pump, providing efficient heating and contributing to a sustainable lifestyle.
Skipsea is ideally situated between the historic town of Beverley and the popular coastal resort of Bridlington, offering a wealth of amenities and attractions. The village itself boasts a school, a post office, a general store, a café, a hairdresser, and a welcoming pub, ensuring that all your daily needs are met within easy reach. For those who enjoy the outdoors, there are extensive walking and cycling routes that begin right in the village, and Skipsea Golf Course is just a stone's throw away to the south.
Located towards the end of a quiet residential cul-de-sac, this bungalow provides a peaceful retreat while still being close to the village centre.
Don't miss the chance to make this lovely bungalow your new home.

Entrance:

Composite door leads directly into the kitchen.

Kitchen:

12'2" x 9'10" (3.73m x 3.02m)
Fitted with a range of modern base and wall units, breakfast bar, under cupboard lighting, stainless steel one and a half sink unit, electric double oven and hob with extractor over. Part wall tiled, integrated fridge/freezer, upvc double glazed window and central heating radiator.

Inner hall:

Built in storage cupboard housing air source heat pump.

Sitting room:

10'0" x 9'7" (3.06m x 2.94m)
A front facing room, upvc double glazed window, central heating radiator and staircase to the first floor.

Lounge:

18'7" x 10'0" (5.67m x 3.06m)
A spacious rear facing room, modern electric fire, central heating radiator and upvc double glazed french doors onto the rear garden.

Bedroom:

11'9" x 9'8" (3.59m x 2.96m)
A rear facing double room currently used as a dining room, built in storage cupboard, upvc double glazed window and central heating radiator.

Bathroom:

6'11" x 5'8" (2.13m x 1.75m)
Comprises a modern suite, walk in shower with plumbed in shower, wc and wash hand basin with vanity unit. Wall tiled, shower panelling, LED mirror, extractor and composite ladder radiator.

First floor:

Bedroom:

19'7" x 10'10" (5.97m x 3.31m)
A double aspect room, built in wardrobes, access to the eaves, thee velux windows and two central heating radiators.

Bedroom:

12'4" x 9'1" (3.77m x 2.77m)

A rear facing double room, two velux windows and central heating radiator.

Storage room:

10'9" x 9'0" (3.28m x 2.75m)

A front facing room and velux window.

Exterior:

To the front of the property is open plan garden with lawn and private driveway for parking leading to the garage.

Garden:

To the rear of he property is a sunny fenced garden. Paved patio to lawn with borders of shrubs and bushes.

Garage:

18'3" x 9'2" (5.58m x 2.80m)

Electric door, power, lighting and upvc double glazed door onto the rear garden.

Notes:

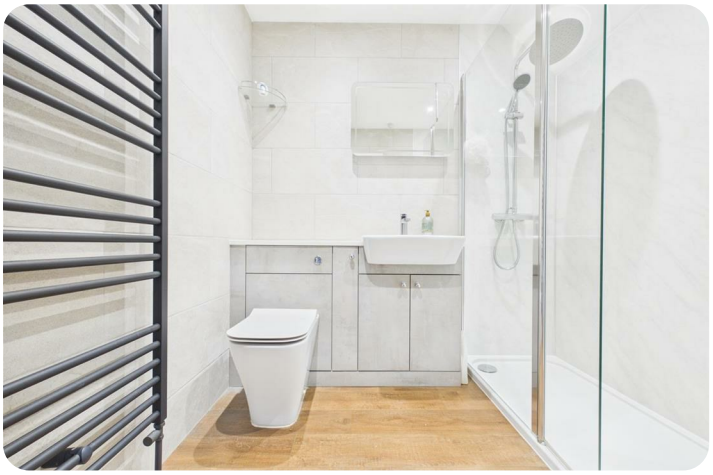
Council tax band: B

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







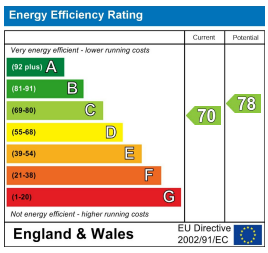
Floor Plan

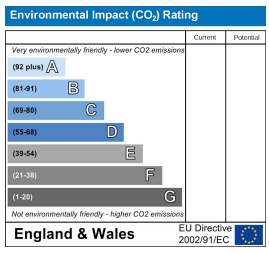


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.