



**Asking Price**  
**£260,000**

**Parvenu, Cross Street,  
Skipsea, YO25 8SN**



**SERVICES**  
Oil fired central heating, mains water, electric and sewerage.

**TENURE**  
The property is Freehold and offered with the benefit of vacant possession upon completion.

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'C'.

**VIEWING**  
Strictly by appointment with the sole agents on 01377 241919.

**FREE VALUATION**  
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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**THE ACCOMMODATION COMPRISES:-**

**ENTRANCE HALL- 5'11 (1.81m) x 19'1 (5.83m)**

Sizeable hallway which has door to the front aspect, coving, dado rail, laminated flooring, radiator and power points.

**LIVING ROOM- 17'11 (5.47m) x 12'0 (3.66m)**

Light and bright living area with French doors to the side aspect, large window to the front, coving, dado rail, cast iron open fireplace with stone hearth, tiled and large wooden surround with mantle piece, laminated flooring, radiator, TV point and power points.

**KITCHEN/BREAKFAST ROOM- 16'1 (4.91m) x 9'7 (2.95m)**

French doors to the side aspect, window to the rear aspect, coving, tiled splash back, a range of wall and base units with breakfast bar area, sink with drainer unit, plumbing for washing machine, space for fridge/freezer, built in eye-level oven, electric hob, extractor hood, laminated flooring, radiator and power points.

**CONSERVATORY-**

French doors to the front aspect, windows to all three sides, tiled flooring, radiator, TV point and power points.

**SNUG/BEDROOM THREE- 17'0 (5.19m) x 9'11 (3.02m)**

Versatile reception room which is currently used as a snug but has the potential to be a third bedroom. Comprising of door to the side aspect leading to the garden, window to the rear aspect, laminated flooring, radiator, TV point and power points.

**BATHROOM- 7'11 (2.42m) x 9'11 (3.03m)**

Large family bathroom with opaque window

to the side aspect, coving, fully tiled walls, four piece bathroom suite comprising:- low flush WC, sink with pedestal, corner bath with shower attachment, large shower cubicle with electric shower, tiled flooring, radiator and extractor fan.

**BEDROOM ONE- 11'11 (3.65m) x 11'11 (3.64m)**

Double bedroom with window to the front and side aspect, coving, a range of built in wardrobes and cupboards, fitted carpets, radiator and power points.

**BEDROOM TWO- 11'10 (3.61m) x 10'0 (3.06m)**

Another double bedroom with window to the side aspect, coving, fitted cupboard, fitted carpets, radiator and power points.

**SHOWER ROOM- 8'0 (2.46m) x 5'6 (1.68m)**

Coving, tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal, walk in shower cubicle, built in storage cupboard, laminated flooring and radiator.

**GARDEN**

Wrap around South-East garden which is mainly laid to lawn, patio area, flower and shrub borders with mature trees providing privacy, timber fencing and gated size access to the front of the property. To the front there is also a small garden space which has a patio walk way to the front entrance and planted flowers and shrubs.

**SINGLE DETACHED GARAGE**

Up and over door, side pedestrian door and window, power and lighting.

**PARKING**

Off street parking for two cars.

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**DESCRIPTION**

Boasting a corner plot, Parvenu is a two bedroom detached bungalow in the popular village of Skipsea. Deceptively spacious throughout, the current vendors have extended the property to create more versatile living space which could also be used as a third bedroom. Benefitting from two bathrooms, multiple reception rooms and a beautiful south-east facing garden, this would make the perfect property for a buyer looking to downsize but still enjoy plenty of space.

The property briefly comprises:- entrance hall, living room, kitchen/breakfast area, conservatory, snug/bedroom three, family bathroom, two bedrooms, shower room, wrap around garden, detached garage and off street parking.

**LOCATION**

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 the City of Hull.

