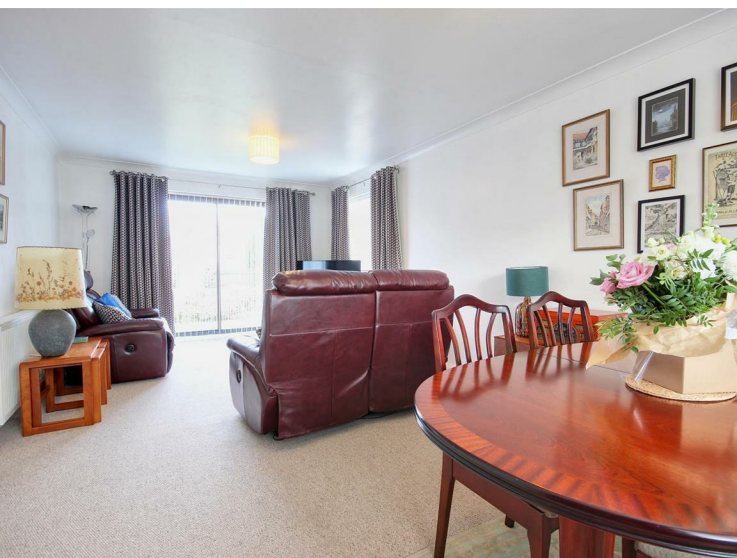




Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
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15 Old Lane, Sigglesthorne, HU11 5QF
Offers in the region of £299,000



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

- True bungalow
- 21ft through lounge
- Bathroom with four piece suite
- Parking drive
- Lovely rear garden

- Modernised throughout
- Super breakfast kitchen
- Fitted wardrobes
- Garage
- Energy Rating - E

LOCATION

This property fronts onto Old Lane, a one way road which leads from East Lane to Main Street.

Sigglesthorne is a charming Holderness village with a close-knit community and a parish population of approximately 400 (2001 census). The village enjoys a highly convenient location, lying within comfortable commuting distance of the city of Hull (around 14 miles) and the historic market town of Beverley (approximately 10 miles). Local amenities within the village include a well-regarded primary school and a village church, while a far wider range of shops, leisure facilities, and services can be found just a short drive away in the popular seaside town of Hornsea.

This combination of rural village charm and easy access to town and coastal amenities makes Sigglesthorne an appealing choice for a range of buyers.

ACCOMMODATION

The accommodation has oil fired central heating via hot water radiators, UPVC double glazing and is arranged on one floor as follows:

ENTRANCE HALL

With UPC front entrance door, strip timber flooring, built in storage cupboards and a built in cupboard housing a floor mounted central heating boiler, one central heating radiator and doorways to:

THROUGH LOUNGE

10'6" x 21'7"
With a bow window to the front, sliding patio doors to the rear garden and two central heating radiators.

BREAKFAST KITCHEN

9'2" x 14'2"
With an excellent range of modern base and wall units incorporating contrasting worksurfaces and matching splashbacks, with a breakfast bar, built in oven with microwave oven above and split level hob with cooker

hood over, integrated washing machine and fridge freezer, a 1 1/2 bowl sink unit, LVT flooring, downlighting to the ceiling, UPVC rear entrance door and a ladder radiator.

BEDROOM 1 (REAR)

8'7" (net) x 14'2"
With high quality fitted wardrobes along one wall, a pleasant outlook to the rear garden and one central heating radiator.

BEDROOM 2 (FRONT)

9'4" x 12'
With full height fitted wardrobes incorporating sliding fronts, strip timber flooring and one central heating radiator.

BEDROOM 3

12'1" x 6'6"
With strip timber flooring and one central heating radiator.

BATHROOM/W.C.

9'6" x 5'4"
With beautifully appointed four piece suite incorporating a corner shower cubicle with hand shower and rain shower above, a panelled bath with mixer taps and hand shower, vanity unit housing the wash hand basin and a concealed cistern / W.C., mermaid boarding to the walls, downlighting to the ceiling, LVT flooring and a ladder towel radiator.

OUTSIDE

The property fronts onto twin lawned foregardens with a fenced frontage and a parking drive leads to a single garage with up and over main door, side personal door, power and light laid on.

To the rear is an attractive garden with paved patio areas and a lawn with well stocked borders. The garden has a lovely walled and fenced surround, enjoys a great deal of privacy and there is also an outside tap and greenhouse.

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 C.

