

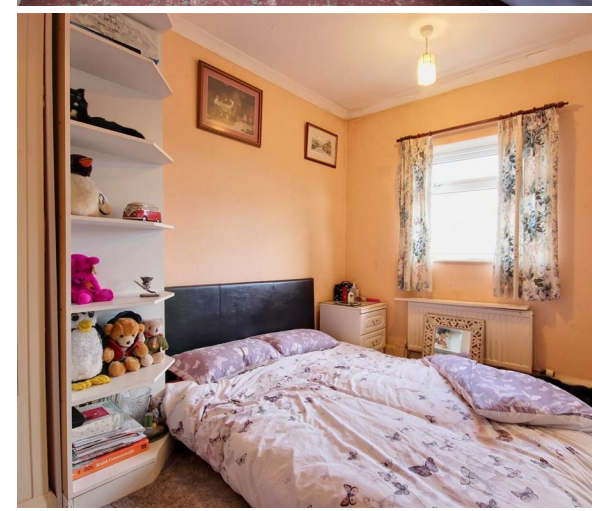


Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
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5 Shaftesbury Villas, Skirlaugh, HU11 5DU
Offers in the region of £130,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- NO CHAIN
- In Need of Some Modernisation
- Lots of Potential
- Foregarden & Driveway
- Garage

- Well Proportioned Home
- Great Opportunity
- 17ft Breakfast Kitchen
- Good sized Rear Garden
- Energy Rating - C

LOCATION

This property forms part of Shaftesbury Villas which front onto the Main Street within the popular village of Skirlaugh.

Skirlaugh is a convenient Holderness village which has a parish population of around 1800. The village is well served by village shops, a public house and its own primary school. The village is located about 8 miles by road from the city of Hull (on the main bus route) and a similar distance from the market town of Beverley as well as the East Yorkshire coastal town of Hornsea.

ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators from a modern Combi boiler, UPVC double glazed windows and is arranged on two floors as follows:

ENTRANCE PORCH

With outer door and inner door to:

HALL

With stairs leading off and one central heating radiator.

LOUNGE

13'2" x 12'11"
With a gas fire set in a stone surround with matching TV base, understairs cupboard and one central heating radiator.

BREAKFAST KITCHEN

17' x 8'4"
With fitted base and wall units incorporating worksurfaces with an inset stainless steel sink unit and tiled splashbacks, tumble dryer and washing machine, built in oven with split level ceramic hob and extractor over, modern Worcester Bosch wall mounted central heating boiler and one central heating radiator.

REAR PORCH

With ceramic tile floor covering and doorway leading to the rear garden.

BATHROOM/W.C.

4'9" x 7'8"
With a panelled bath, low level W.C., vanity unit housing the wash hand basin, full height tiling to the walls, ceramic tile floor covering and one central heating radiator.

FIRST FLOOR

LANDING

With an access leading to the roof space and doorways to:

BEDROOM 1 (FRONT)

13'5" x 10'
With fitted wardrobes incorporating a matching dressing table and drawers and one central heating radiator.

BEDROOM 2 (REAR)

11'5" x 8'
(There is currently an open archway which leads into bedroom 3, however this could be easily reinstated to separate the bedrooms again). With a built in cupboard and one central heating radiator.

BEDROOM 3 (REAR)

8'5" x 8'6"
With one central heating radiator. (Currently with open archway to bedroom 2)

OUTSIDE

The property fronts onto a lawned foregarden and there is a parking drive to the side, beyond the driveway is a single garage.

To the rear is a paved patio with a lawned garden beyond and two garden stores.

EXTRAS

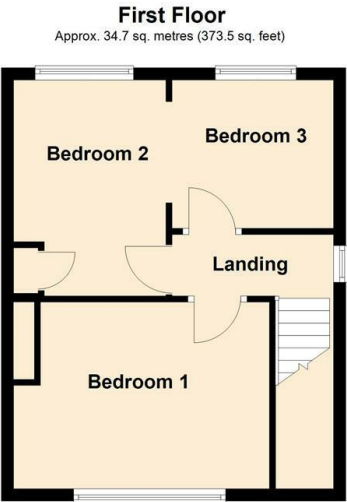
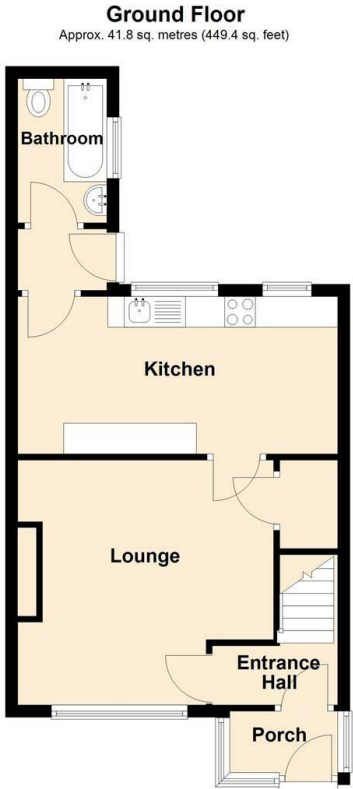
Some items will be remaining at the property once personal effects have been cleared.

COUNCIL TAX BAND

The council tax band for the property is band B.

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.



Total area: approx. 76.4 sq. metres (822.9 sq. feet)