



Westward, Leys Lane
Skipsea
YO25 8SL

OFFERS OVER

£255,000

4 Bedroom Mid-Terrace House



Garden

 4
  2
  1
  Garage
  Gas Central Heating

Westward, Leys Lane, Skipsea, YO25 8SL

Beautifully presented throughout, this charming four-bedroom cottage enjoys a delightful position within the heart of Skipsea village, combining character and modern touches to create a truly inviting home. Offering a well-balanced layout, the accommodation includes a welcoming sitting area opening from the kitchen, formal lounge, dining room, sunroom, utility and downstairs WC, with four well-proportioned bedrooms to the first floor enjoying open views to the rear. Outside, the beautifully maintained rear garden provides a lovely space to relax and entertain, completing this characterful home which is presented in genuine move-in condition.

Skipsea is a charming coastal village on the East Yorkshire coast, offering a peaceful village setting with a good range of everyday amenities close at hand. The village benefits from a local shop and Post Office, the popular Board Inn Skipsea offering food and drink, Skipsea Primary School, a village hall, and the nearby Skipsea Sands holiday park with additional leisure and dining facilities. The beautiful coastline and

countryside are also close by, while the larger market town of Hornsea is approximately five miles away for a wider range of shops and services.

The closest larger towns to Skipsea are Hornsea and Bridlington, both offering a wider range of shopping, leisure and everyday amenities. Hornsea, approximately five miles away, is a popular East Yorkshire coastal town with a good selection of independent shops, supermarkets, cafés, restaurants and leisure facilities, together with its attractive seafront and long sandy beach. Bridlington, around nine miles away, is a larger and well-established seaside town offering extensive shopping and commercial facilities, supermarkets, schools, healthcare services, restaurants and cafés, together with its award-winning beaches, harbour, promenade and numerous leisure attractions.



Lounge



Dining Room



Open Plan Lounge/Dining/Kitchen



Kitchen Area

Accommodation

LOUNGE

12' 0" x 11' 6" (3.66m x 3.53m)

A charming and characterful lounge featuring exposed wooden beams to the ceiling, space for an electric fire set on a wooden hearth, a front-facing window providing natural light and finished with a radiator and an internal door to the dining room.

DINING ROOM

11' 2" x 7' 7" (3.41m x 2.33m)

A welcoming dining room with attractive exposed ceiling beams, rear-facing window, radiator and useful understairs storage cupboard, a door leading into the lounge and stairs leading to the first floor landing.

OPEN PLAN LOUNGE/DINING/KITCHEN

21' 4" x 10' 9" (6.52m x 3.30m)

Entrance via a cottage style, glazed composite door opening into a superb characterful sitting room which opens seamlessly into the recently refitted kitchen. The sitting room benefits from a window to the front and side elevation with a feature central brick fireplace with a log burner in situ and a feature beam above. Wood effect laminate floor flows through into the kitchen area whilst feature beams and inset spotlighting add additional light and character. A door also leads into the lounge.

The kitchen area features a range of 'shaker style' navy blue and white wall and base units with wooden worktops over and a brick effect tiled splashback. A Belfast sink and drainer with a mixer tap over sitting beneath a window to the rear looking into the sunroom. Space for appliances such as a range-style oven with additional extractor hood. A stable style door leads into the sun room whilst a further door leads into the formal dining room.

UTILITY ROOM

9' 3" x 7' 10" (2.84m x 2.40m)

A practical utility room with Velux window, sink, space and plumbing for washing machine and dryer, as well as space for a fridge/freezer. The room has partly tiled walls and useful under-counter and overhead cupboard storage

SUNROOM

11' 8" x 11' 4" (3.57m x 3.46m)

A useful sun room featuring wooden laminate flooring, patio doors opening onto the rear garden and a radiator. The conservatory also provides convenient access to the utility room and garage.



Utility Room



Sunroom



WC

DOWNSTAIRS WC

6' 3" x 4' 6" (1.91m x 1.38m)

A convenient ground-floor WC comprising vanity wash basin with useful storage cupboard, WC, side-facing window and heated ladder-style towel rail. The room is partly tiled and benefits from an attractive exposed wooden ceiling beam.

STAIRCASE & LANDING

6' 6" x 2' 9" (1.99m x 0.84m)

A characterful staircase and hallway featuring a Velux window, exposed stone walls and wooden panelled detailing. Stone walls lead through to the storage cupboard and bathroom, creating a distinctive and traditional feel.

FIRST FLOOR HALLWAY

20' 8" x 2' 5" (6.30m x 0.75m)

The first-floor hallway provides access to the bedrooms and features spotlights and a radiator

BEDROOM ONE

17' 3" x 9' 1" (5.27m x 2.79m)

Accessed via the hallway and through a charming archway, this bedroom benefits from a front-facing and additional rear window overlooking the open views. Also proving a versatile additional bed room or reception space.



Bedroom 1

BEDROOM TWO

12' 6" x 9' 1" (3.83m x 2.78m)

A spacious and characterful bedroom with front-facing window, fitted storage cupboard, attractive artificial fireplace, loft hatch, exposed stone wall and radiator.

BEDROOM THREE

9' 3" x 8' 11" (2.84m x 2.74m)

A bright double bedroom benefiting from windows to both the front and side, an attractive artificial fireplace, loft hatch and radiator.

BEDROOM FOUR

10' 4" x 8' 9" (3.15m x 2.67m)

A light and peaceful bedroom with rear-facing windows offering lovely views across the surrounding fields, together with a radiator.

BATHROOM

7' 11" x 6' 8" (2.42m x 2.05m)

The well-appointed family bathroom comprising a bath with overhead shower, vanity wash hand basin, WC and heated ladder-style towel rail. The room features tiled walls, spotlights and a rear-facing window.



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom

HEATING

Air Source Heat Pump

DOUBLE GLAZING

UPVC double glazing throughout.

GARAGE

16' 6" x 9' 5" (5.05m x 2.88m)

The property benefits from a garage with power and an electric shutter door, providing secure parking and useful additional storage.

GARDEN

The property enjoys a generous garden with a lawned area, rear pebble section and attractive feature water well. A paved patio provides an ideal seating and entertaining area, while a brick-built shed offers useful outdoor storage.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND - B

ENERGY PERFORMANCE CERTIFICATE - RATED F

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is (136.6 m2). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1



Approximate total area^m
136.6 m²
1468 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Search this area

Westward, Leys Lane

Skipsea Mill Lane

Board Inn Skipsea

Skipsea Post Office

B1242

Hornsea Rd

Main St

Leys Ln

The Grn

Chapel Garth

Castle View

Skipsea

Skipsea

▪ Est. 1891 ▪
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