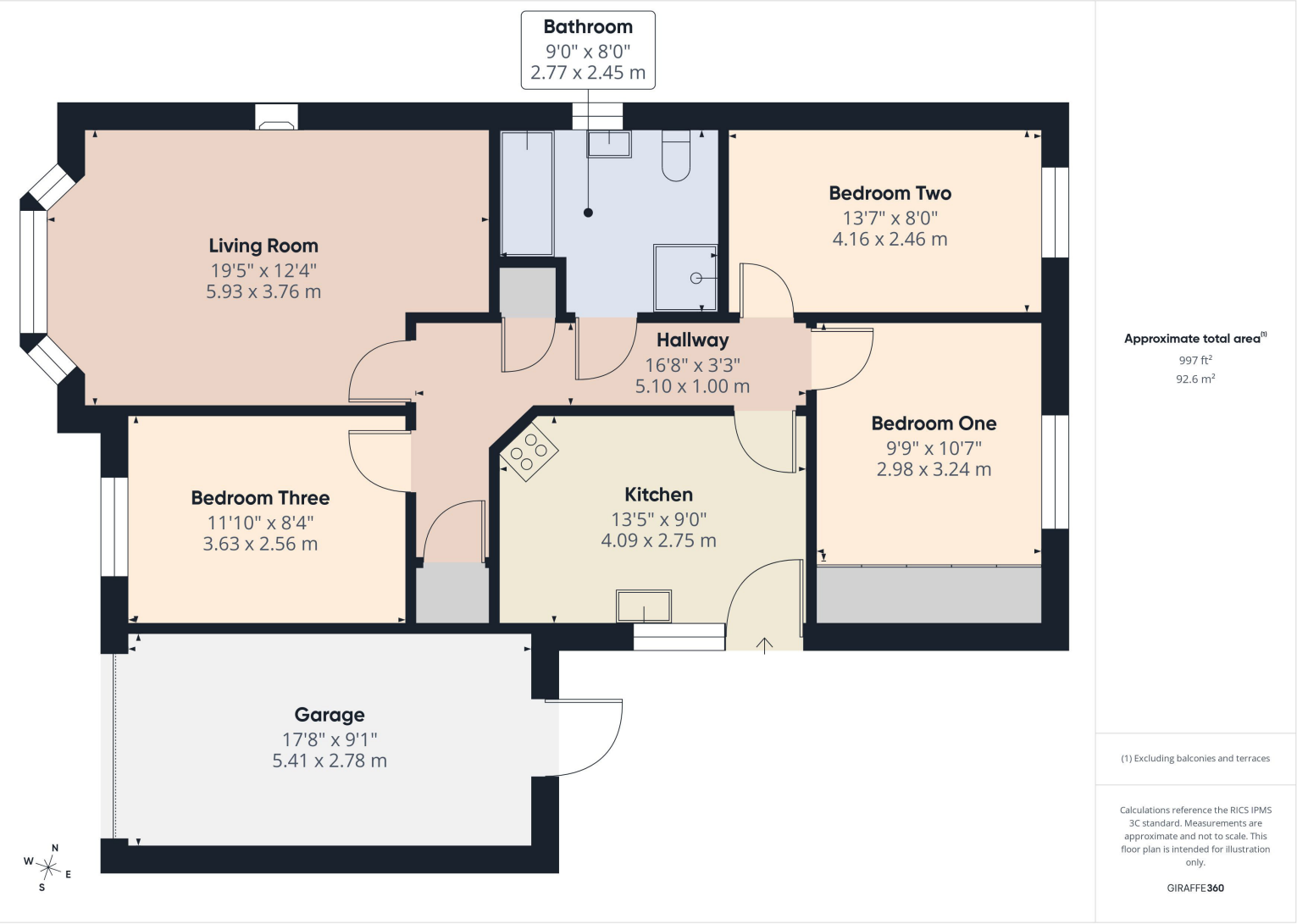




Asking Price
£249,995

1 The Courtyard,
Skipsea, YO25 8SU



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	72 C
39-54	E		
21-38	F		
1-20	G		

SERVICES
Electric heating, mains water and drainage.

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 'D'.

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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Dee Atkinson & Harrison



I The Courtyard, Skipsea, YO25 8SU

Situated in a desirable village setting close to the coast, this attractive link-detached bungalow offers well-proportioned and thoughtfully arranged accommodation throughout. 1 The Courtyard was built by a well-regarded local builder and combines quality and modern presentation which creates an appealing home that is move in ready. There are three good size bedrooms and generous living area providing flexible accommodation and can be used to suit each individual buyers needs. An excellent opportunity to acquire a thoughtfully designed bungalow in a desirable coastal village setting. The property briefly comprises:- door leading to the kitchen, hallway, lounge, three bedrooms, family bathroom, rear garden, garage and off street parking.

LOCATION
Skipsea Village is situated between the historic town of Beverley and the seaside resort of Bridlington. The village has its own primary school, public house and shops, with a more comprehensive range of facilities readily available in Hornsea located just 10 miles away. Skipsea golf course is just south of the village. Close to Skipsea is Flamborough Head with the oldest surviving lighthouse in England, built in 1674. With easy access to the beach and miles of walking and cycle routes which start in the village, this property is ideal for those wishing to live near the coast but still wanting to be within commuting distance of the larger towns of Bridlington, Beverley, Driffield and the cities of Hull and York.

THE ACCOMMODATION COMPRISES:-

ENTRANCE INTO:

KITCHEN- 13'5 (4.09m) x 9'0 (2.75m)

A well presented kitchen with door and window to the side aspect, coving, inset spotlights, tiled splash back, a range of walls and base units, one and a half sink with drainer unit, integrated fridge, integrated dishwasher, plumbing for washing machine, electric oven, induction hob, extractor hood, vinyl flooring, radiator and power points.

HALLWAY

Coving, two storage cupboards one housing the water tank, laminated flooring, radiator, power points and loft access. The loft is boarded.

LOUNGE- 19'5 (5.93m) x 12'4 (3.76m)

Bay window to the front aspect, coving, electric feature fireplace with wood surround and marble hearth, fitted carpets, radiator, TV point, telephone point and power points.

BEDROOM ONE- 9'9 (2.97m) x 10'7 (3.24m)

Window to the rear aspect, coving, fitted wardrobes with sliding doors, fitted carpets, radiator and power points.

BEDROOM TWO- 13'7 (4.16m) x 8'0 (2.46m)

Window to the rear aspect, coving, fitted carpets, radiator and power points.

BEDROOM THREE- 11'10 (3.63m) x 8'4 (2.54m)

Window to the front aspect, coving, fitted carpets, radiator and power points.

BATHROOM- 9'0 (2.77m) x 8'0 (2.45m)

Opaque window to the side aspect, coving, inset spotlights, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with mixer taps, separate shower cubicle, tiled flooring, radiator, extractor fan and shaving point.

GARDEN

East facing garden which has been wonderfully kept and is mainly laid with lawn, patio area to the rear of the property with walk way round the garden, raised bed, timber fencing and gated side access.

GARAGE- 17'8 (5.41m) x 9'1 (2.78m)

Remote control up and over electric door with side pedestrian door, power and lighting.

PARKING

Off street parking for one car.

