



5 The Courtyard, Skipsea, Driffield, YO25 8SU

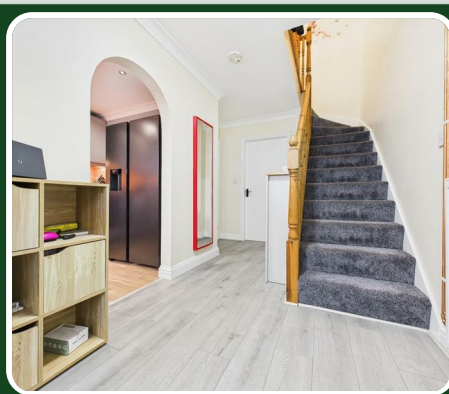
Price Guide £210,000



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Welcome to the village of Skipsea, an end-terrace house that has been fully renovated by the current owner, ensuring a fresh and inviting atmosphere throughout.

The property comprises a spacious reception room that provide ample space for relaxation and entertaining.

The heart of the home is undoubtedly the newly fitted kitchen, which boasts contemporary design.

The property features three well-proportioned bedrooms, ideal for families or those seeking extra space for guests or a home office.

The bathroom and additional WC have also been tastefully updated, providing a modern touch to everyday living.

A standout feature of this home is the newly constructed conservatory, which invites natural light.

For those concerned about energy efficiency, the property is equipped with an air source heat pump, alongside new windows and doors, ensuring warmth and comfort while being mindful of energy consumption.

Situated in a quiet residential cul-de-sac, this house offers a peaceful retreat while remaining close to the village centre. Skipsea is perfectly positioned between the historic town of Beverley and the popular coastal resort of Bridlington, giving you access to a variety of amenities and attractions. Within the village, you will find a school, a post office, a general store, a café, a hairdresser, and a welcoming pub, ensuring that all your daily needs are met within easy reach.

For those who appreciate the great outdoors, Skipsea boasts extensive walking and cycling routes that begin right at your doorstep. Additionally, Skipsea Golf Course is just a short distance to the south, perfect for golf enthusiasts.

This beautifully renovated home in Skipsea is sure to attract interest from discerning buyers seeking a move-in ready property. Don't miss the opportunity to make this house your new home.

Entrance:

Composite door into inner hall, central heating radiator.

Wc:

6'7" x 3'7" (2.03m x 1.10m)

Wc, wash hand basin with vanity unit, upvc double glazed window and ladder radiator.

Kitchen:

9'10" x 8'2" (3.01m x 2.51m)

Fitted with a range of modern base and wall units, composite sink unit, electric oven and hob with extractor over. Part wall tiled, upvc double glazed window, under cupboard lighting, plumbing for washing machine, space for dishwasher and fridge/freezer.

Lounge:

15'5" x 12'5" (4.70m x 3.80m)

A spacious rear facing room, multi-fuel burning stove with tiled surround, upvc double glazed window, central heating radiator, electric radiator and upvc double glazed door into the conservatory.

Upvc conservatory:

11'10" x 8'10" (3.63m x 2.70m)

A rear facing room, central heating radiator and upvc double glazed french doors onto the rear garden.

First floor:

Built in storage cupboard housing hot water store.

Bedroom:

13'11" x 8'7" (4.26m x 2.62m)

A front facing double room, upvc double glazed window and central heating radiator.

Bedroom:

12'6" x 8'4" (3.83m x 2.55m)

A rear facing double room, upvc double glazed window and central heating radiator.

Bedroom:

8'9" x 6'8" (2.67m x 2.05m)

A rear facing double room, upvc double glazed window and central heating radiator.

Bathroom:

6'4" x 5'8" (1.94m x 1.73m)

Comprises a modern suite, walk in shower with plumbed in shower over, wc and wash hand basin with vanity unit. Full wall tiled, extractor, upvc double glazed window and ladder radiator.

Exterior:

To the front of the property is a private driveway for parking.

Garden:

To the rear of the property is a low maintenance fenced garden, pebbled area, decked patio and large outbuilding for storage.

Notes:

Council tax band: B

Heat source pump.

Purchase procedure

On acceptance of any offer in order to comply with current

Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



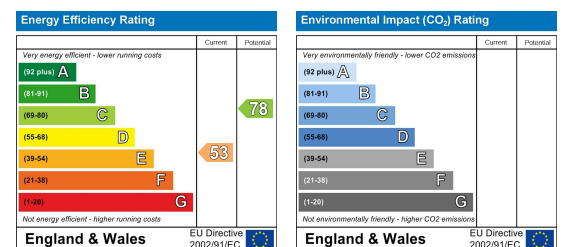
Floor Plan



Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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