

staniford
grays



25 Riplingham Road, Skidby, Cottingham, HU16 5TR

£259,950





25 Riplingham Road

Cottingham, HU16 5TR

- OPEN FIELD VIEWS
- VERSATILE LIVING
- DRIVEWAY AND TANDEM GARAGE
- FULLY REFURBISHED
- VIEWING ADVISED
- IMMACULATE PRESENTATION
- 2/3 BEDROOMS
- DISCREET PEACEFUL VILLAGE SETTING
- LARGE GARDENS

WELL POSITIONED AND READY TO MOVE IN BUNGALOW WITH UNRIVALLED OPEN FIELD VIEWS.

Offering fully re-modelled and deceptively spacious living, with the potential for good flexibility, given the ground and first floor bedrooms.

The bungalow has been completed to a high standard with attention to detail throughout coming recommended for inspection.

The versatile living accommodation includes Entrance Hallway, open plan Lounge through to a dedicated Dining Room, Kitchen, Utility Area and ground floor double Bedroom and Bathroom. To the first floor a Bedroom with open outlook views exists and a further communicating Bedroom/Dressing Room.

Externally a front and side driveway leads to a tandem garage with private facing rear gardens with open countryside beyond.

The bungalow remains a must view property for all serious applicants looking to reside within a peaceful village environment with ready to move in living space.



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GROUND FLOOR

ENTRANCE

Accessed via a side entrance leading to hallway, with composite style entrance door, Karndean flooring, staircase approach to first floor level, access provided to reception rooms and ground floor bedroom accommodation.

OPEN PLAN DAY ROOM / LOUNGE

19'1" x 12'0" (5.83 x 3.67)

(at longest and widest point)

With walk-in bay window, suitably sized to accommodate furniture suite and dining table to alternate room length, contemporary style radiator, partial Karndean flooring and carpeted to remainder, offering full garden views with open field vista beyond, access door to patio terrace, excellent levels of natural daylight throughout.

BREAKFAST KITCHEN

11'3" x 11'6" (3.45 x 3.51)

With uPVC double glazed windows to the side and rear elevations, fitted with a range of Shaker style wall and base units with complementary work surfaces over, Metro style tiling to splashbacks, inset 1.5 bowl porcelain sink and drainer with mixer tap, Rangemaster stove with extractor canopy over, integrated fridge freezer and dishwasher, feature tiling to alternate wall length. Access provided to...

UTILITY ROOM

6'2" x 5'9" (1.89 x 1.77)

With composite access door to the rear patio terrace, fitted with a range of wall and base units, tiling to splashbacks, space for washing machine, uPVC privacy window to side.

GROUND FLOOR BEDROOM

12'10" x 11'2" (3.92 x 3.42)

Of double bedroom proportions, with uPVC double glazed windows to the front and side elevations, fitted sliding wardrobes to wall length.

GROUND FLOOR BATHROOM

5'10" x 6'7" (1.79 x 2.01)

With modern sanitaryware including low flush w.c, pedestal wash hand basin, bath with shower screen and wall mounted showerhead and console over, tiling to splashbacks, heated towel rail, inset spotlights to ceiling, uPVC privacy window to side.

FIRST FLOOR

BEDROOM THREE

8'0" x 14'0" (2.44 x 4.29)

With Velux rooflights, has potential to be used as an informal third bedroom or alternatively dressing room or walk-in wardrobe area. With communicating door through to...



BEDROOM TWO

10'8" x 12'8" (3.27 x 3.87)

With uPVC windows to the rear outlook with open countryside views and elevated outlook over the well kept gardens and beyond; it really does have to be seen to be fully appreciated given the lifestyle appeal. With fitted sliding wardrobes to wall length, additional eaves storage, wall mounted combination boiler.

OUTSIDE

Riplingham Road itself remains conveniently positioned in the delightful village of Skidby, being a short drive from Cottingham and Beverley.

The subject dwelling boasts unrivalled open aspect views to the rear, remaining a key selling feature to this fully renovated and modernised bungalow home.

The accommodation itself is flexible and future-proof with ground and first floor bedroom accommodation. Dedicated parking exists to the immediate frontage, with vehicular access down the side to an oversize tandem garage with up and over access door and full power and lighting.

A terraced garden features to the rear with a trove of features including hard landscaped patio extending from the immediate building footprint, laid to lawn grass section, established planting and shrubbery to borders, greenhouse with potting area, open aspect views beyond. Given the scale and size of garden comes recommended for further inspection.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'C'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment via sole selling agent, Staniford Grays.

Website- Stanifords.com Tel: (01482) 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

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PROPERTY MISDESCRIPTIONS ACT 1991

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The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

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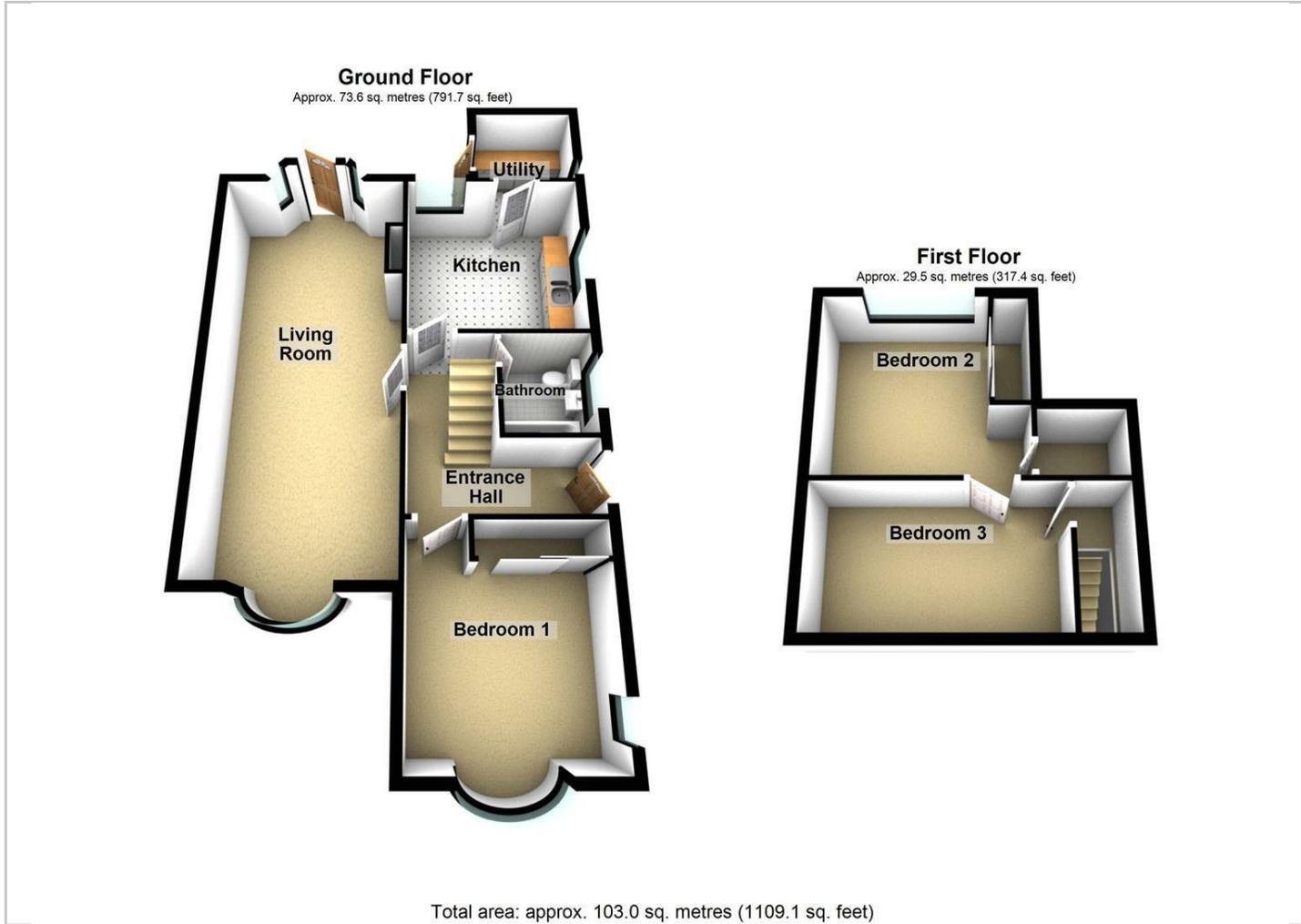
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FEES

The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



Floor Plans



Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

