



QUICK & CLARKE
The Property Specialists

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1 Old Forge Way, Skirlaugh HU11 5DX
£285,000

- Impressive Detached family home
- Popular village location
- No forward chain
- Lounge with feature fireplace
- Stunning living dining kitchen
- Separate utility room and WC
- Four bedrooms
- Two bathrooms
- Double garage and driveway
- EPC awaited

Enjoying a prime corner plot, we are delighted to present to the market what can only be described as a truly exceptional family home! Having been owned from new this truly speaks volumes about what is not only a great property to live in but also a superb location. The house has been subject to enhancements over the year to include a new boiler installed last year, and a beautiful kitchen with an extension to the living dining area. On entering the property there is a welcoming spacious hallway with downstairs WC, lounge with feature fireplace, utility room, fabulous living dining kitchen, the kitchen area being beautifully equipped with a host of built-in and integrated appliances, the living dining area having French doors opening out into the rear garden. To the first floor the landing leads to four bedrooms, three of which are fitted, and the principal bedroom having a remodelled contemporary en-suite, along with the modern house bathroom. To the front of the property there is an open aspect lawned garden, planted walled garden to the side and a beautiful low maintenance south facing garden to the rear. Directly behind the property is a private driveway providing parking for several vehicles and leading to the detached double garage. Viewing is essential to appreciate this truly exceptional property.

LOCATION

Old Forge Way is located off Benningholme Lane in Skirlaugh which is easily accessed from the main Hull Road into the village by turning right at the public house, proceeding down Benningholme Lane and taking the first right onto Old Forge Way, where the property is located on the left hand side. Skirlaugh is an ever popular East Riding village with a local supermarket and regular bus services connecting to further afield. Located only six miles from the city centre of Hull and approximately 7 miles from the town centre of Beverley.

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into the entrance hallway. Having staircase with spindle balustrade leading to the first floor accommodation.

DOWNSTAIRS WC

uPVC double glazed window to the side elevation, two piece suite in white enjoys pedestal wash hand basin and low level WC.

LOUNGE

uPVC double glazed walk in bay window. Rustic brick fireplace with wooden mantle and housing the living flame gas fire. TV aerial point.

LIVING DINING AREA

15'2 x 8'5 (4.62m x 2.57m)
uPVC double glazed French doors opening out into the south facing garden, two uPVC double glazed windows to the side elevation and also a uPVC door with glazed inserts leading out to the side of the property. Tiled flooring and opening into the kitchen area.

KITCHEN AREA

12'7 x 10'7 (3.84m x 3.23m)
uPVC double glazed window to the rear elevation. An extensive range of oak shaker style base and wall units incorporating large storage drawers, all beautifully complemented with black granite worksurfaces and Travertine tiled splashbacks with intermittent decor tiling. Stainless steel Neff double electric fan oven, Neff warming drawer, stainless steel Neff five ring hob and stainless steel chimney extractor with matching splashback. 1 1/2 bowl sunken sink unit with mixer tap, plumbing for dishwasher and integrated fridge. Tiled flooring flows throughout this area.

UTILITY ROOM

10'5 x 5'10 (3.18m x 1.78m)
uPVC double glazed window to the side elevation. Fitted units to match the kitchen with contrasting worksurfaces. Space and plumbing for washing machine and 1 1/4 bowl stainless steel sink unit with drainer and mixer tap. Worcester Bosch combination gas central heating boiler fitted in 2020 with a 12 year guarantee.

FIRST FLOOR

LANDING

With access to the loft and uPVC double glazed window to the side elevation.

BEDROOM 1

11'4 x 10'6 max (3.45m x 3.20m max)
(11'4 x 10'6 decreasing to 8'9 to sliderobes) uPVC double glazed walk-in bay window to the front elevation. Modern fitted sliderobes provide hanging and storage facilities and TV point. Door into shower room.

SHOWER ROOM

uPVC double glazed window to the side elevation. Modern three piece remodelled suite enjoys large independent shower cubicle, and vanity unit housing low level WC and wash hand basin, all beautifully finished off with full height tiling.

BEDROOM 2

10'8 to wardrobes x 10'4 (3.25m to wardrobes x 3.15m)
uPVC double glazed window to the rear elevation. Attractive wood laminate flooring and modern fitted wardrobes providing hanging and storage facilities.

BEDROOM 3

9'1 x 6'3 to sliderobes (2.77m x 1.91m to sliderobes)
uPVC double glazed window to the rear elevation. Modern fitted sliderobes with central mirrored door provide hanging and storage facilities.

BEDROOM 4

7'9 x 6'1 (2.36m x 1.85m)
uPVC double glazed window to the front elevation.

BATHROOM

7'3 x 5'9 (2.21m x 1.75m)
uPVC double glazed window to the side elevation. Modern three piece suite in white enjoys panelled bath with thermostat shower over, low level WC and pedestal wash hand basin. Fully tiled walls in attractive two-tone tiling with feature border.

EXTERNAL

To the front of the property is an open aspect lawned garden with planted areas. A side walled garden with an array of shrubbery and plants creates a kaleidoscope of colour and texture.

A double driveway at the rear of the property provides off-street parking for several vehicles and a detached double garage with two up & over doors, power and light.

The rear south facing garden is designed for ease of maintenance and enjoys a walled and fenced boundary, providing great privacy and outdoor space and including water feature.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very

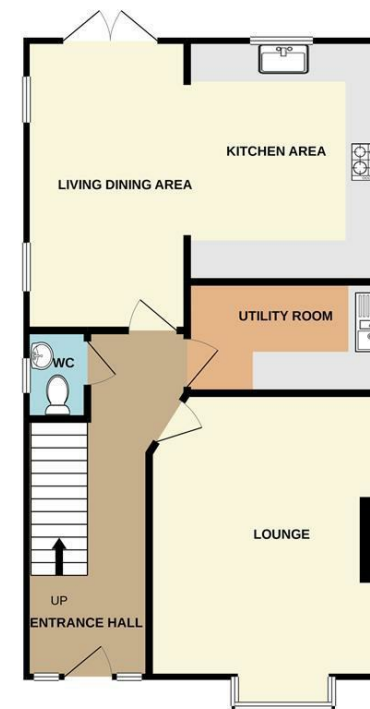
best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

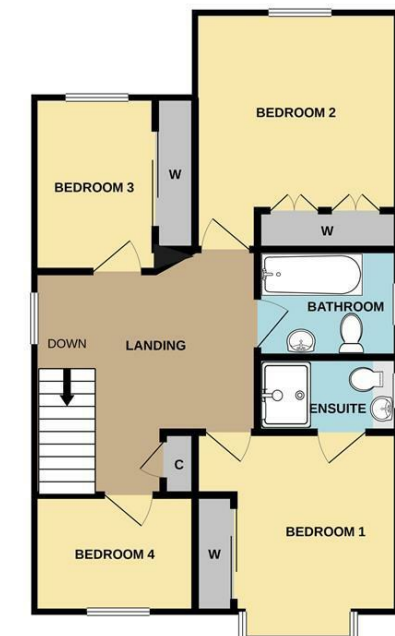
EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



1ST FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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