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QUICK&CLARKE
The Property Specialists

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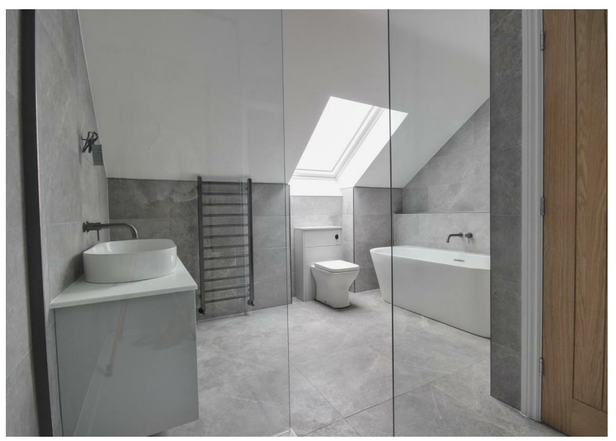

22 Riplingham Road, Skidby HU16 5TR

£895,000

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- Two bespoke five bedroomed family houses
- Award winning family owned local builders
- Very high specification throughout
- Tucked away generous size plots
- 3 rec / 5 bed / 3 bath
- Fabulous open plan living dining kitchen
- Council tax and EPC - to be confirmed

Currently under construction, two stunning luxury detached homes from award winning house builder, Swanhome Developments. Family owned Swanhome Developments have been building locally for over 40 years. Renowned for their craftsmanship, personal touch and commitment to customer services, Swanhome specialises in homes built for the individual.

This latest development of two highly specified large family houses epitomises the type of properties Swanhome have become renowned for. The timeless styling belies the contemporary and intelligently thought out interiors which extend to three reception rooms including a fabulous open plan living dining kitchen, five bedrooms and three beautifully appointed bathrooms - all arranged over three floors. Occupying very generously sized plots with private parking and garaging.

LOCATION

The two properties are located on a fabulous, established, garden plot which is situated on the north side of Riplingham Road, a cul-de-sac on the western side of the village of Skidby. Tucked away and accessed via a long drive, this peaceful location is slightly inclined on one of the shallow chalkland wolds which the village occupies.

Skidby is a sought after village situated in the rolling countryside on the edge of the Yorkshire Wolds, lying just off the A164 which links Beverley with the Humber Bridge and the M62. The location provides a convenient base to access the amenities of Cottingham, Beverley and West Hull. Skidby has its own Church of England Primary School which is rated Good in the latest Ofsted inspection and also lies in the catchment area of Cottingham High School and Sixth Form Cottingham, also rated Good. Private schooling can be found nearby at Tranby in Anlaby or Hymers in Hull.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

SITTING ROOM
18'4" x 12'9" (5.6m x 3.89m)

LIVING DINING KITCHEN
25'3" x 27'10" (7.71m x 8.5m)

STUDY
10'2" x 12'5" (3.1m x 3.8m)

UTILITY ROOM
6'10" x 7'6" (2.1m x 2.31m)

CLOAKROOM
6'10" x 4'7" (2.1m x 1.4m)

FIRST FLOOR

BEDROOM 1
12'11" x 16'8" (3.94m x 5.09m)

EN-SUITE SHOWER ROOM
8'8" x 8'2" (2.66m x 2.49m)

BEDROOM 2
14'6" x 12'0" (4.44m x 3.67m)

BEDROOM 3
12'10" x 13'5" (3.93m x 4.1m)

BEDROOM 4
14'8" x 12'5" (4.48m x 3.8m)

BATHROOM
12'7" x 6'10" (3.84m x 2.1m)

SECOND FLOOR

BEDROOM 5
27'10" x 11'0" (8.5m x 3.36m)

DRESSING ROOM
12'10" x 12'5" (3.92m x 3.8m)

EN-SUITE
12'5" x 6'10" (3.8m x 2.1m)

OUTSIDE

GARAGE

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.

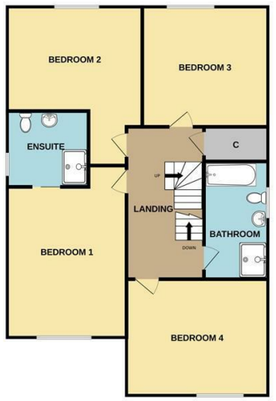
TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING
Contact the agent's Beverley office on 01482 886200 for prior 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 the 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 Cottingham office on 01482 844444 or email cottingham@qandc.net

GROUND FLOOR

1ST FLOOR



2ND 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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