Quick & Clarke

PROPERTY SPECIALISTS

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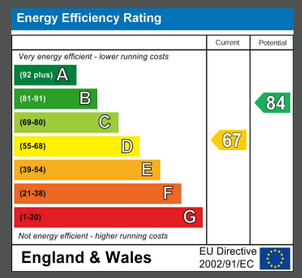


14 Old Forge Way, Skirlaugh, East Yorkshire, HU11 5DX

Offers in the region of £245,000

- Well Maintained Detached Bungalow
- Secluded Garden
- Three Bedrooms
- Parking Drive with Single Garage
- Pleasant Location
- Lounge & Dining Kitchen
- Master with En-Suite
- Energy Rating: D

LOCATION
This property fronts onto Old Forge Way which leads from Benningholme Lane in a convenient central location to the village amenities.

Skirlaugh is a convenient Holderness village which has a parish population of around 1800. The village is well served by village shops, a public house and its own primary school. The village is located about 8 miles by road from the city of Hull (on the main bus route) and a similar distance from the market town of Beverley as well as the East Yorkshire coastal town of Hornsea.

ACCOMMODATION
The accommodation has mains gas central heating via hot water radiators from a modern combi-boiler, uPVC double glazing, uPVC fascias and soffits, and is arranged on one floor as follows:

OPEN PORCH

ENTRANCE HALL
5'10" x 14'
With a hardwood front entrance door, dado rail, access hatch to the roof space, built-in cupboard housing an Ideal central heating boiler and one central heating radiator.

LOUNGE
16'4" x 10'11" plus box bay window to front
With a gas fire set in an Adam style surround with marble hearth and inset, ceiling cove and one central heating radiator.

DINING KITCHEN
11' x 17'6"
With a good range of fitted base and wall units incorporating granite work surfaces with an inset corner one and a half bowl stainless steel sink unit, tiled splashbacks, integrated fridge freezer, oven and microwave, gas hob with cooker hood over, dado rail, downlighting to the ceiling, LVT flooring, one central heating radiator and doorway to:

CONSERVATORY
9'6" x 13'1"
With a brick base, uPVC double glazed windows overlooking the rear garden and a pitched polycarbonate covered roof, ceiling light/fan fitting, uPVC door to the rear garden, ceramic tile floor covering and one central heating radiator.

BEDROOM 1 (REAR)
11'7" x 9'9" net
Fitted wardrobes incorporating mirrored fronts along one wall, fitted drawers and matching bedside tables, a pleasant view over the rear garden and one central heating radiator.

EN-SUITE SHOWER ROOM
5'10" deepening to 8'3" x 9'8"
With a modern suite comprising independent shower cubicle, pedestal wash hand basin, low level w.c., part tiled walls, a fitted dressing table incorporating drawers and and two central heating radiators.

BEDROOM 2 (REAR)
9'5" x 12'10"
With fitted wardrobes and display shelves, ceiling cove and one central heating radiator.

BEDROOM 3 (FRONT)
7'5" x 9'8"
With one central heating radiator.

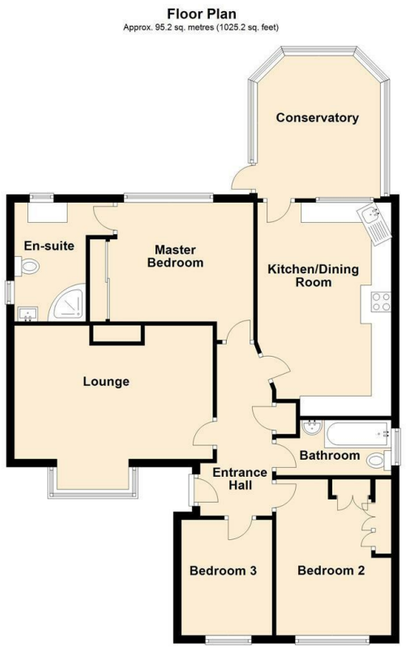
BATHROOM/W.C.
9'6" x 4'6"
Three piece suite comprising panelled bath with mixer taps and hand shower over, low level w.c., pedestal wash hand basin, half height tiling to the walls and one central heating radiator.

OUTSIDE
The property fronts onto a pleasant fore garden with a lawn and planting. There is a block paved parking drive which leads past the bungalow to a further gravelled parking area in front of a single garage 8'3" x 19'3" with up-and-over main door, side personal door, power and light laid on.

To the rear is a particularly attractive and well secluded garden which incorporates a pleasant lawn with ornamental planting, shrubs and trees and a further sun terrace to the rear of the garden. There is also an outside cold water tap.

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

COUNCIL TAX
The Council Tax Band for this property is Band D.



Total area: approx. 95.2 sq. metres (1025.2 sq. feet)