



Quick & Clarke

PROPERTY SPECIALISTS

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Hornsea
East Riding of Yorkshire
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61 Castle View, Skipsea, East Yorkshire, YO25 8TD
Offers in the region of £145,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- No Chain
- 2 Bedrooms
- 19ft Conservatory
- Low Maintenance Gardens to Front & Rear

- In need of some TLC
- 16ft Lounge
- Side Drive with Car Port
- Energy Rating - D

LOCATION

This property fronts onto a quiet residential cul de sac known as Castle View, which leads off Chapel Garth from Main Street, not far from the village centre.

Skipsea is located some 5.5 miles to the north of Hornsea and about 8.5 miles to the south of Bridlington, the village has its own primary school, public house and shops, with a more comprehensive range of facilities readily available in Hornsea. Ideal for those wishing to live near the coast but still wanting to be within commuting distance of Bridlington, Beverley, Driffield and Hull, Skipsea is a village which is well worth considering.

ACCOMMODATION

The accommodation has oil fired central heating via hot water radiators served by an external boiler, UPVC double glazing and comprises:

ENTRANCE HALL

With UPVC entrance door and matching side panel, double multi pane doors leading through to the lounge, access hatch with folding loft ladder leading to a boarded out loft space, and one central heating radiator.

LOUNGE

10'6" widening to 12'1" x 16'4"
With a bow window to the front, ceiling cove, two uplights and two central heating radiators.

KITCHEN

9'1" x 8'0"
With a range of base and wall units with worksurfaces, an inset 1 1/2 bowl stainless steel sink, space for a slot in cooker with cooker hood over, space for a fridge and washing machine and ceramic tile flooring.

BEDROOM 1 (REAR)

10'11" x 11'0"
With wardrobes and one central heating radiator.

BEDROOM 2 (REAR)

9'1" x 8'1"
Or separate dining room. With sliding patio door leading through to the conservatory and one central heating radiator.

CONSERVATORY

19'1" x 7'7"
With a brick base, UPVC double glazed windows on three sides, a single glazed door leading out into the rear garden, a polycarbonate covered roof, two wall lights and one central heating radiator.

SHOWER ROOM

4'9" x 7'1"
With a full width shower cubicle, pedestal wash hand basin and low level w.c., full height tiling to the walls, and a ladder style hot towel rail.

OUTSIDE

There is a low maintenance ornamental foregarden which has a mainly pebbled surface and a private side drive leads to an on built car port with an external light to the side of the front entrance door and an outside cold water tap. There is also an external oil fired central heating boiler.

To the rear is an enclosed low maintenance garden with terrace areas, large timber built garden shed and a sectional store with double opening timber gates.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors), there is no selling chain involved with the purchase of this property and vacant possession will be given upon completion at a date to be agreed.

EXTRAS

All fitted carpets, curtains and light fittings, together with other fixtures and fittings detailed in these sales particulars, will be included in the sale price.

COUNCIL TAX BAND

The council tax band for this property is band B.

