



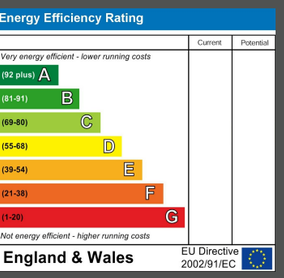




Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
HU18 1AW
01964 537123
hornsea@qandc.net



10 St. Augustine Drive, Skirlaugh, East Yorkshire, HU11 5EX
£399,950













- Enviable elevated location
- Large detached bungalow - 1650 square feet
- Large double garage
- Attractively presented throughout
- Council Tax Band: E
- Skirting open fields
- Recently refitted modern kitchen, bathroom & en-suite
- Off-street parking
- EPC Rating: To Be Confirmed

Occupying an enviable position which is elevated and skirting open fields, this large detached bungalow is also convenient for the amenities in the centre of this well served village. Having been recently updated with a modern kitchen, bathroom and en-suite to the principal bedroom the property has also been re-modelled to create a superb open plan layout with a living/dining kitchen opening into a garden room. Boasting a large double garage and with off-street parking, the property has attractive gardens to three sides. Viewing is highly recommended.

LOCATION
The property is in an enviable position at the head of the cul-de-sac forming St Augustine Drive and skirting open fields to the rear. St Augustine Drive leads off from Church Lane close to the centre and amenities of this popular Holderness village.

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.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
21' x 4'11" maximum
Of an L-shape having a composite front door with glass panel and attractive large scale tiled flooring, Double storage cupboard.

LIVING ROOM
16'6" x 12'10"
A well proportioned dual aspect room with a gas fire set in a fireplace with tiled hearth and back. Open plan into the dining room.

DINING ROOM/BEDROOM 3
16'1" x 9'
A further generously sized reception room with window to the side elevation.

OPEN PLAN LIVING/DINING KITCHEN
23'3" x 14'2"
A fabulous re-modelling to the rear of the property which is open plan into the garden room. The recently fitted modern kitchen offers a good range of wall and base storage units with contemporary grey fronts and quartz work surfaces, Belfast sink, four ring ceramic hob, integrated Bosch oven, dishwasher and washing machine, a continuation of the large scale tiled floor, two attractive wall mounted radiators and windows to the rear elevation.

GARDEN ROOM
11'10" x 10'9"
Fixed roof and French doors opening out onto the rear garden.

BEDROOM 1
11'4" x 8'11"
Window to the front elevation and built-in cupboard with sliding doors.

EN-SUITE
4'4" x 3'3"
A recent addition is the en-suite bathroom with a two piece sanitary suite comprising close coupled w.c. and pedestal hand wash basin.

BEDROOM 2
11'10" x 9'9"
Window to the front elevation and built-in wardrobes.

SHOWER ROOM
8'6" x 6'10"
Recently refitted with a three piece sanitary suite comprising level access shower enclosure, close coupled w.c., pedestal hand wash basin, chrome heated towel rail and window to the side aspect.

REAR LOBBY
Accessed from the kitchen with exterior uPVC door and integral door opening into the garage.

GARAGE 1
22' x 10'11"
Electric up-and-over door and oil tank. Opening into:

GARAGE 2
13'11" x 8'2"
Vehicular door to the side providing access off the driveway and window to the rear elevation.

OUTSIDE
The property occupies an enviable corner plot position with a large area of open plan lawn to the front. With mature hedging, a Yorkstone path leads up to the front door and continues around the side of the property to the driveway. The driveway is accessed from the side of the property and is laid under brick setts providing ample parking for two cars.

The rear garden is enclosed and accessed through a wrought iron gate from the driveway. Largely lawned with wide and well stocked flower beds, there is a brick sett patio adjacent to the kitchen and garden room, and there is also a shed for storage.

SERVICES
Mains water, electric and drainage are available or connected to the property. The property also has solar panels.

CENTRAL HEATING
The property benefits from an oil 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).

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

GROUND FLOOR



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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