Quick & Clarke
PROPERTY SPECIALISTS

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34 Riplingham Road, Skidby HU16 5TR

Asking price £249,950

Beverley | Cottingham | Hornsea | Willerby

- Semi-detached property
- Extended and well presented
- Two double bedrooms
- Two bathrooms
- Two receptions plus conservatory
- Breakfast kitchen with range cooker
- Attractive gardens
- Side driveway and garage
- Viewing an absolute must !
- Council Tax Band: C EPC Rating: E

Enjoying a prime position within this highly regarded popular East Riding village this semi-detached property has been enhanced over the years by the current owner to provide a superb versatile home. The accommodation enjoys entrance porch, fitted breakfast kitchen, spacious lounge with fireplace, inner hallway, dining room opening into the conservatory, fitted double bedroom, modern shower room and to the first floor there is a bedroom with en-suite.

The gardens are well tended and provide great outdoor space and a side driveway provides off street parking for several vehicles and leads to a single garage. This delightful property is now seeking its new owners to which an early viewing is a definite must.

LOCATION

Riplingham Road is located off Main Street in Skidby which lies approximately two miles from the village of Cottingham. The delightful village of Cottingham offers a good degree of local amenities and facilities which include a train station. There is a local Co-op supermarket and the village lies within close proximity to the market town of Beverley and the facilities of the city centre of Hull. Nearby motorway access can be gained via the A63/M62 and further trunk routes over the Humber Bridge. Skidby is ideally located for those wishing to commute to the historical market town of Beverley, the village of Cottingham and Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH
To the side of the property there is a uPVC and brick porch with uPVC door leading into the porchway and door to kitchen.

BREAKFAST KITCHEN
16'4" x 8'10" (4.98m x 2.69m)
With uPVC double glazed leaded window to the side elevation and uPVC double glazed picture bay window to the front elevation. An extensive range of fitted oak fronted base and wall units incorporating glass display cabinets with work surfaces and tiled splashbacks. Integrated dishwasher, integrated washing machine, range cooker with integrated extractor and space for fridge freezer.

LOUNGE
16'5" x 14'1" (5.00m x 4.29m)
With uPVC double glazed leaded picture bay window to the front elevation. Adams style fire surround with living flame gas fire and granite back and hearth. TV aerial point. Door leads into the lobby.

LOBBY
With fitted storage cupboard.

DINING ROOM
14'1" x 13'4" (4.29m x 4.06m)
Fixed staircase leading to the first floor accommodation and opening to the conservatory.

CONSERVATORY
10'9" maximum x 9'3" (3.28m maximum x 2.82m)
Being of a uPVC and brick construction with French doors to garden.

BEDROOM
12'4" x 9'1" to wardrobes (3.76m x 2.77m to wardrobes)
uPVC double glazed picture bay window to the side elevation and sliding patio door opening onto the garden. Fitted wardrobes providing hanging and storage facilities and door which originally opened into the conservatory.

SHOWER ROOM
9'3" x 4'11" (2.82m x 1.50m)
uPVC double glazed window to the side elevation. Modern three piece suite in white enjoys vanity units housing the wash hand basin and low level w.c. and independent shower cubicle. Full height two toned tiled walls with border tiling. Towel radiator and extractor.

FIRST FLOOR

LANDING
From the landing there is a w.c.

W.C.
Two piece suite in white has pedestal wash hand basin and low level w.c. Velux roof window to the side elevation.

BEDROOM AREA
18'0" maximum x 10'6" average (5.49m maximum x 3.20m average)
uPVC double glazed window to the rear elevation and Velux roof window to the front. There is an opening to the en-suite.

EN-SUITE
8'9" x 8'6" (2.67m x 2.59m)
With fitted storage cupboard, corner bath with pedestal hand wash basin and tiled to wet areas. Fitted vanity unit and Velux roof window to the side.

OUTSIDE
To the front of the property set proudly back from the road with an elevated front garden which is an established appearance but well tended. Predominantly laid to lawn with tree and shrubbery.

A side driveway provides off street parking for several vehicles and leads down to a single garage with up and over door, power and light.

The rear garden offers a good degree of privacy and again is well maintained of an established appearance with lawned garden with an array of shrubbery, plants and trees, garden shed and a small area of astro turf. To the side of the property is a raised seating area.

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 Cottingham office on 01482 844444 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

VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444 . 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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