



**QUICK&CLARKE**  
The Property Specialists

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**10 Chapel Close, Skidby HU16 5TJ**  
**£369,950**



- Superb corner plot
- Private cul-de-sac location
- Beautiful semi-detached home
- In excess of 1,600 sq ft
- 3 reception rooms, bespoke breakfast kitchen & utility
- 4 bedrooms
- Modern bathroom
- Beautiful gardens
- Driveway and garage
- EPC Rating: F; Council Tax Band: D

Located within this popular residential area, and enjoying a superb corner plot on this small cul-de-sac of properties, we are delighted to present to the market this exceptionally well-presented, semi-detached family home. With over 1,600 square feet of well proportioned, versatile accommodation the property comprises entrance porch, entrance hallway, lounge with log burner, sitting/dining room opening into day room, superb country kitchen with Range cooker, utility room and a study, ideal for those working from home. To the first floor there are three bedrooms and a modern bathroom, and to the second floor is an additional double bedroom. The gardens are absolutely stunning and encase the property providing great outdoor space which is beautifully tended. A private driveway provides secure parking via wrought iron gates and leads down to the single garage. This beautiful home now awaits its new owners to which an early viewing is a must.

LOCATION

Chapel Close is a small cul-de-sac off Main Street in Skidby.

Skidby lies approximately two miles from the village of Cottingham. The delightful village of Cottingham offers a good degree of local amenities and facilities to include a train station. There is a local Co-op supermarket and the village lies within close proximity of the market town of Beverley and the facilities in Hull city centre. 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 historic market town of Beverley, the village of Cottingham and Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

Glazed wooden doors with windows overhead and to the sides lead into:

ENTRANCE PORCH

Oak doors with overhead and side windows leading into:

ENTRANCE HALLWAY

10'10" x 8'5" (3.30m x 2.57m)  
Wood laminate flooring, staircase with spindle balustrade leading to the first floor accommodation and access to the understairs storage cupboard which houses the utility meters.

STUDY

9'7" x 6'9" (2.92m x 2.06m)  
uPVC double glazed window to the side elevation.

LOUNGE

17'11" x 12' (5.46m x 3.66m)  
uPVC double glazed window to the front elevation, recessed fireplace housing log burner with oak beam above, varnished floorboards and wall mounted TV aerial point.

SITTING ROOM

16'2" x 12' (4.93m x 3.66m)  
Attractive oak flooring and TV aerial point. Square opening into:

DAY ROOM

12'3" x 9'6" (3.73m x 2.90m)  
Oak flooring, uPVC double glazed windows enjoying splendid undisturbed views over the rear garden, full length bi-fold door and log burner.

KITCHEN

15'8" x 13'9" (4.78m x 4.19m)  
uPVC double glazed window to the side elevation, an extensive range of bespoke ivory base and wall units with wood work surfaces and tile splashbacks, American fridge freezer, glass display units with drawers below, one and a quarter bowl sink unit, dishwasher, Range cooker and oversize extractor all beautifully complemented by wood laminate flooring.

UTILITY ROOM

12'6" x 6'1" (3.81m x 1.85m)  
Door leading to the rear garden, space and plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler and wood laminate flooring.

W.C.

Two piece suite in white comprising low level w.c. and wash hand basin.

FIRST FLOOR

LANDING

Fixed staircase leading to the second floor.

BEDROOM 2

15' x 12' (4.57m x 3.66m)  
uPVC double glazed window to the front elevation

BEDROOM 3

11'11" x 12' (3.63m x 3.66m)  
uPVC double glazed window to the rear elevation and fitted cupboard.

BEDROOM 4

8'7" plus doorwell by 8'1" (2.62m plus doorwell by 2.46m)  
uPVC double glazed window to the front elevation.

BATHROOM

8'5" x 7'11" (2.57m x 2.41m)  
uPVC double glazed window to the rear elevation, modern four piece suite in white comprising wash hand basin set in modern vanity unit, panelled bath with central taps. low level w.c. and independent shower cubicle all beautifully tiled in Italian style tiles with mosaic border and tiled floor. Radiator.

SECOND FLOOR

SMALL LANDING AREA

BEDROOM 1

12'9" x 10'10" (3.89m x 3.30m)  
Velux roof window, fitted wardrobes providing hanging and storage facilities and recessed storage area.

OUTSIDE

To the front of the property there is an open aspect lawned garden with hedged boundaries and a private driveway to the side. Wrought iron gates provide access to further parking and lead down to the single garage which has up-and-over door, power and light.

The rear garden is absolutely stunning and has an established, well maintained appearance with an extensive lawn and gravel seating areas, a covered pergola which can offer further parking or provide a great seating area, and a garden store. The 'all seasons' garden offers a good degree of privacy.

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 majority 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](mailto:cottingham@qandc.net)



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.

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