



**11 Riplingham Road, Skidby HU16 5TR**  
**£220,000**

- Semi-detached dormer bungalow
- No forward chain
- Popular village location
- Three bedrooms
- Lounge and dining kitchen
- Ground floor bathroom
- Beautiful south facing gardens
- Driveway and garage
- Viewing a must
- EPC: D

Located in a prime position within the highly regarded and popular village of Skidby, we are delighted to present to the market this semi-detached dormer bungalow. The property is offered with no forward chain and is a blank canvas for the future owners to add their own design flairs within and thoroughly enjoy living at one of Skidby's finest addresses.

The property benefits from well presented accommodation enjoying entrance hallway, spacious dining kitchen, lounge, three bedrooms (two to the ground floor, one to the first floor), modern fitted bathroom and garden room. The south facing garden offers great outdoor private space and there is a driveway providing ample off street parking and leading down to a garage. Viewing is simply a must to fully appreciate what a genuinely lovely property this really is.

## 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 HALLWAY

A door with glazed inserts leads into entrance hallway with door into lounge.

### LOUNGE

17'5 x 11'11 (5.31m x 3.63m)  
uPVC double glazed window to the front elevation and stone fireplace. Staircase leads to the first floor accommodation. A door leads into bedroom 2/dining room.

### BEDROOM 2 / DINING ROOM

10'2 x 8'11 (3.10m x 2.72m)  
Sliding door opening into the garden room.

### DINING KITCHEN

17'9 x 10'2 (5.41m x 3.10m)  
uPVC double glazed windows to the front and side elevations. An extensive range of modern fitted base and wall units with worksurfaces and tiled splashbacks. Space and provision for electric cooking. Gas central heating boiler. Sink unit with drainer.

### SIDE ENTRANCE

Door to the driveway.

### BEDROOM 3

10'9 x 10'2 (3.28m x 3.10m)  
uPVC double glazed window overlooking the rear garden.

### BATHROOM

7'5 x 5'5 (2.26m x 1.65m)  
uPVC double glazed window to the rear elevation. Three piece suite in white enjoys panelled bath, pedestal hand wash basin and low level WC, with contrasting tiled splashbacks.

### LEAN-TO GARDEN ROOM

A wooden lean-to garden room but we would advise that this does need remedial works or removal by the new owners.

### FIRST FLOOR

### SMALL LANDING AREA

### BEDROOM 1

13'8 max x 9'10 (4.17m max x 3.00m)  
Window overlooking the rear garden, fitted cupboards providing hanging and storage facilities.

### EXTERNAL

To the front of the property is a planted garden. A driveway provides off street parking and leads down to a garage.

The rear south facing garden is absolutely lovely. Overlooking countryside and being lawned with established well maintained borders and garden pond.

### 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).

### COUNCIL TAX

We believe the Council Tax Band for this property is Band C.

### 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 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)

### EPC RATING

For full details of the EPC rating of this property please contact our office.



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 is given as to their operability or efficiency can be given.  
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