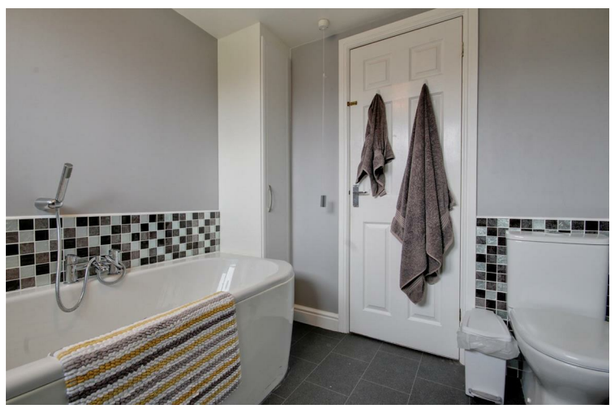


Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK&CLARKE
The Property Specialists

131 King Street, Cottingham,
East Riding of Yorkshire HU16 5QQ
Tel: 01482 844444 | Email: cottingham@qandc.net
www.quickclarke.co.uk

98 Main Street, Skidby HU16 5TH

£262,000

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- Outstanding family home with over 1220 square feet!
- Central village location
- uPVC d/g & Gas c/h
- Four receptions
- Modern breakfast kitchen with study area off
- Three FITTED bedrooms
- Modern first floor bathroom & downstairs WC/utility
- Separate shower room
- Beautiful garden and parking
- EPC: C

Enjoying a central village location we are delighted to present to the market this truly exceptional family home! With over 1,200 square feet of beautifully styled and versatile accommodation, enjoying uPVC double glazing and gas central heating. The property enjoys Entrance Hallway, spacious Lounge/Dining Room with undisturbed views over the rear garden, Family Room, superb modern Breakfast Kitchen with built-in appliances and study area off, Sitting Room/Bedroom 4 and Utility with WC within. To the first floor the landing leads to THREE good size FITTED Bedrooms, modern Bathroom and additional Shower Room. The good sized well maintained Garden provides great outdoor space with private parking to the front of the house. Ideally located for the local primary school and offering "key turn" accommodation, viewing is a must!

LOCATION

Ideally located in the centre of Skidby off Main Street. 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

ENTRANCE HALLWAY

An attractive composite door provides access to welcoming entrance hallway, having staircase leading to the first floor accommodation. Door to:

LOUNGE DINING ROOM

24'11 x 10'8 overall (7.59m x 3.25m overall)

LOUNGE

11'9 x 10'8 (3.58m x 3.25m)
uPVC double glazed picture window enjoying splendid views over the rear garden, wall mounted TV aerial point, and beautiful Italian stone tiled feature wall. A door leads into the family room and there is an archway into the dining room.

DINING ROOM

12'5 x 10'8 (3.78m x 3.25m)
Door leading into the kitchen and back through to the entrance hallway. Full feature wall of contemporary shelving.

FAMILY ROOM

16'3 x 8'2 (4.95m x 2.49m)
uPVC double glazed French doors opening out into the rear garden and high level uPVC double glazed windows to the side elevation. Attractive modern wood laminate flooring. Such a versatile room that could be used for working for home, or indeed as it is currently used, as a great family playroom area.

BREAKFAST KTICHEN

24'2 x 8'2 (7.37m x 2.49m)
uPVC double glazed window to the front elevation. An extensive range of modern white gloss base and wall units with integral contemporary handles, worksurfaces and coordinated tiled splashbacks. Stainless steel electric double oven, stainless steel gas hob and extractor. 1 1/4 bowl sink unit with drainer and mixer tap, space and plumbing for dishwasher, space for American fridge freezer. Breakfast bar, and beautiful tile effect wood laminate flooring.

STUDY AREA

Incorporated off the breakfast kitchen divided by a part partition wall with glass block insert, uPVC double glazed window to the side elevation, providing great versatile space.

SITTING ROOM

11'2 x 7'3 (3.40m x 2.21m)
uPVC double glazed window to the front elevation. This room could easily be used as a guest bedroom.

UTILITY ROOM / WC

Low level WC with small integral wash basin and mixer tap. Space and plumbing for washing machine with worksurface and cupboards above.

FIRST FLOOR

LANDING

With access to loft and linen cupboard.

BEDROOM 1

12'5 max x 10'5 (3.78m max x 3.18m)
(12'5 into doorwell decreasing to 10'6 to wardrobes x 10'5) uPVC double glazed window overlooking the rear garden. Modern fitted wardrobes incorporating two double fitted wardrobes in white providing hanging and storage facilities.

BEDROOM 2

12'6 max x 9'6 (3.81m max x 2.90m)
(12'6 into doorwell decreasing to 10'6 to wardrobes x 9'6) uPVC double glazed window overlooking the rear garden. Fitted white gloss wardrobes incorporating two double fitted wardrobes offering hanging and storage facilities.

BEDROOM 3

9' x 9'1 (2.74m x 2.77m)
uPVC double glazed window to the front elevation, double fitted wardrobe providing hanging and storage facilities, and fitted shelving.

BATHROOM

8'7 x 7'8 (2.62m x 2.34m)
uPVC double glazed window to the front elevation. Modern three piece suite in white enjoys pedestal wash hand basin, panelled bath with central shower mixer tap and low level WC. Linen cupboard, beautiful glass mosaic tiled splashbacks and attractive tile effect wood laminate flooring.

SEPARATE SHOWER ROOM

uPVC double glazed window to the front elevation. Good sized shower cubicle, fully tiled to wet areas in two-tone tiling, complemented by tiled flooring.

EXTERNAL

To the front of the property there is private parking for several vehicles. The rear garden is beautifully tended and features a sweeping block sett patio leading down to a meticulously lawned garden. At the head of the garden is an extensive stone patio area providing access to the timber summerhouse (available by separate negotiation), and a timber shed which is currently used as a gym. Great outdoor space for those seeking family village life!

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).

COUNCIL TAX

The Council Tax Band for this property is Band D.

VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

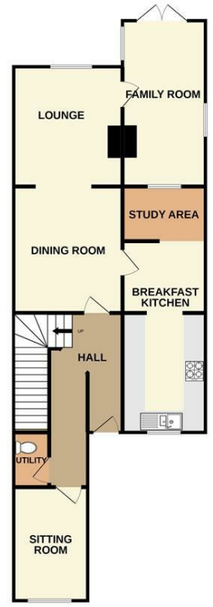
FINANCIAL SERVICES

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

EPC RATING

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

GROUND FLOOR



1ST 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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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.