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

12 St. Michaels Close, Skidby HU16 5TY

£265,000

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

- Semi-detached dormer bungalow
- 3 / 4 bedrooms
- 2 / 3 receptions
- Bathroom and first floor cloaks
- Extended kitchen
- South facing rear garden adjoining open countryside
- Private driveway and detached garage
- Viewing an absolute must
- Council tax band D
- EPC: D

Enjoying a prime cul-de-sac location within this highly regarded residential area and this superb cul-de-sac of similar properties, we are delighted to offer to the market this well-presented and extended semi-detached family home.

Offered with no forward chain the property enjoys uPVC double glazing and gas central heating and offers a blank canvas for the discerning buyer to add their own design flair within and enjoy the versatile spacious accommodation. Entrance hallway with ground floor bathroom, there are two double bedrooms to the ground floor, one of which is currently used as a third reception, through lounge, dining room, extended kitchen and to the first floor two bedrooms, one of which has cloaks area.

The gardens are beautifully tended to the front and rear and a side. The rear garden is south facing and adjoins open countryside giving long range views. The property also benefits from a single detached garage and the driveway provides off-street parking for several vehicles.

Simply ready to move into and enjoy creating a superb home within, an early viewing is a definite must.

LOCATION

St. Michaels Close is located off Main Street, 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. 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

A uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

Having staircase leading to the first floor accommodation and storage cupboard. A door leads into:

LOUNGE

24'11 x 11'10 (7.59m x 3.61m)
uPVC double glazed window to the front elevation and large windows overlooking the rear garden. Adam style fire surround with marble back and hearth and living flame gas fire, and TV aerial point. An arch leads into:

DINING ROOM

11'5 x 8'10 (3.48m x 2.69m)
uPVC sliding patio doors opening out into the rear garden. A door leads into:

KITCHEN

17'9 x 7'11 max (5.41m x 2.41m max)
Two uPVC double glazed windows to the rear garden. An extensive range of white fronted base and wall units with worksurfaces and tiled splashbacks. Electric hob and extractor, space and provision for double oven (double oven in situ, however the door needs replacing, so being sold as space only). 1.5 bowl sink unit with drainer and mixer tap, built-in fridge freezer, space and plumbing for washing machine and dishwasher and space for tumble dryer.

DOWNSTAIRS BATHROOM

uPVC double glazed window to the side elevation. Four piece suite enjoys independent shower cubicle, panelled bath, low level WC and pedestal wash basin. Beautifully complemented with tiled splashbacks.

BEDROOM 3

11'11 x 10'1 (3.63m x 3.07m)
uPVC double glazed window to the front elevation. Currently used as a third reception room which has a superb feature bar area.

BEDROOM 4

13'1 x 6'9 to wardrobes (3.99m x 2.06m to wardrobes)
uPVC double glazed window to the side elevation and fitted wardrobes providing hanging and storage facilities.

FIRST FLOOR

Small landing area.

BEDROOM 1

16'9 x 14'6 (5.11m x 4.42m)
uPVC double glazed windows to the front and side elevations. Fitted wardrobes providing hanging and storage facilities and cupboard door into eaves storage. Small cloaks area which has low level WC and wash basin.

BEDROOM 2

12'2 x 11'8 decreasing to 9'8 (3.71m x 3.56m decreasing to 2.95m)
uPVC double glazed window to the rear elevation, sliding wardrobes providing hanging and storage facilities providing access to cupboard door which provides further access to the eaves.

EXTERNAL

To the front of the property there is an attractive lawned garden with an array of shrubbery and plants including beautiful rose bushes. The side driveway provides off-street parking.

To the rear of the property there is a gated entry leading into a beautifully designed garden with patio area, lawned garden area and well-planted all-seasonal borders providing a kaleidoscope of colour and texture. Benefiting from being a south facing aspect and adjoining open countryside with long range views.

GARAGE

19'2 x 10'1 (5.84m x 3.07m)
A brick built garage which has up & over door, power and light.

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

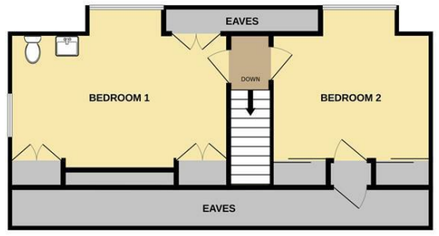
Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

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.
Made with Metropix ©2024