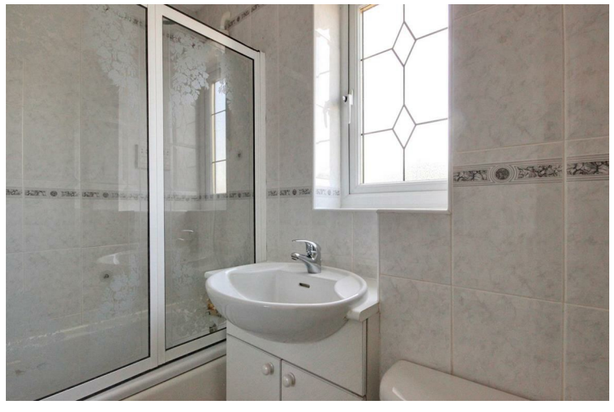

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43 Manor Garth, Skidby HU16 5UF

Offers Over £300,000

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- Detached house
- No onward chain!
- Superb tucked away cul-de-sac position
- Two receptions
- Conservatory
- Kitchen with utility off
- Four bedrooms
- Two bathrooms and downstairs WC
- Driveway and double garage
- EPC: C Council Tax Band: E

Enjoying a prime head of cul-de-sac position, this detached family home is presented to the market with no onward chain. Portraying a blank canvas for a buyer to model to their family needs and create modern living at its very best. The well presented accommodation enjoys entrance hallway with downstairs WC, through lounge with conservatory off, dining room, breakfast kitchen with utility room off. To the first floor there are FOUR good size bedrooms and two bathrooms.

The gardens of which are well maintained encase the house providing great out door space. To the front of the property the driveway provides off street parking for several vehicles and leads to the DOUBLE detached garage.

From the moment you walk in to this lovely property there is such an "embracing" feel, making it ideal for family living.

LOCATION

Manor Garth is located off Riplingham Road which is in the heart of 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 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

ENTRANCE HALLWAY

A door with glazed inserts leads into the entrance hallway with staircase with balustrade leading to the first floor accommodation.

DOWNSTAIRS W.C.

Wash hand basin set on vanity and low level w.c.

LOUNGE

21'7" x 10'8" (6.58m x 3.25m)
uPVC double glazed walk-in bay window to the front elevation. Adams style fire surround with living flame gas fire and t.v. aerial point. Sliding patio doors lead into the conservatory.

CONSERVATORY

11'2" x 9'11" (3.40m x 3.02m)
Built of uPVC and brick with French doors to garden.

DINING ROOM

11'0" x 9'7" (3.35m x 2.92m)
uPVC double glazed picture bay window to the front elevation.

KITCHEN

13'11" x 9'8" (4.24m x 2.95m)
With uPVC double glazed window to the rear elevation. Fitted base and wall units in white with contrasting work surfaces and coordinated tiled splashbacks. Four ring gas hob with single electric oven, one and a quarter bowl sink unit with drainer and mixer tap. Gas central heating boiler. Door into utility room.

UTILITY ROOM

7'0" x 6'2" (2.13m x 1.88m)
With door leading into the rear garden. Space and plumbing for washing machine. Sink unit with drainer, matching units to the kitchen.

FIRST FLOOR

LANDING

BEDROOM 1

14'2" to wardrobes x 12'11" decreasing to 9'5" (4.32m to wardrobes x 3.94m decreasing to 2.87m)
uPVC double glazed window to the front elevation. Fitted wardrobes provide hanging and storage facilities. Door into en suite.

EN SUITE

6'9" x 4'11" (2.06m x 1.50m)
uPVC double glazed window to the front elevation. Three piece suite enjoys panelled bath, pedestal wash hand basin and low level w.c. Tiled splashbacks to wet areas.

BEDROOM 2

12'2" x 10'11" (3.71m x 3.33m)
uPVC double glazed window to the front elevation.

BEDROOM 3

9'1" x 9'6" (2.77m x 2.90m)
uPVC double glazed window to the rear elevation.

BEDROOM 4

9'1" x 8'9" maximum (2.77m x 2.67m maximum)
uPVC double glazed window to the rear elevation.

BATHROOM

8'6" x 5'8" (2.59m x 1.73m)
uPVC double glazed window to the rear elevation. Four piece suite enjoying independent shower cubicle, low level w.c., pedestal hand wash basin and bidet. Tiled splashbacks to wet area.

OUTSIDE

The property enjoys a prime head of cul-de-sac location tucked neatly into the corner with lawned garden with planted borders encasing the property to the front, side and rear.

There is a private driveway which provides access to the detached brick built garage.

The rear garden also enjoys a timber shed and provides great outdoor space.

GARAGE

19'8" x 8'5" (5.99m x 2.57m)
With up and 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.
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