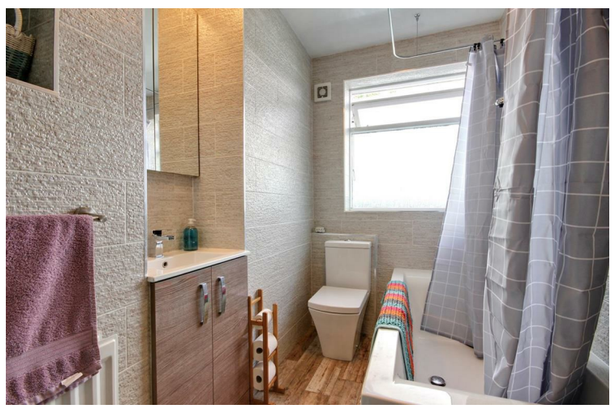

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QUICK & CLARKE

The Property Specialists

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15 Rowan Garth, Skidby, Cottingham HU16 5TT

£259,950

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- Semi-detached true bungalow
- Head of cul-de-sac position
- No onward chain
- Superb open plan accommodation
- Lounge with log burner
- Contemporary fitted kitchen
- 2 double bedrooms & modern bathroom
- Garden room
- Parking for several vehicles & good size garden
- EPC Rating: Awaited; Council Tax Band: C

Enjoying a prime head of cul-de-sac position within this highly popular East Riding village, and presented to the market with no onward chain, this semi-detached true bungalow is certainly one to view. Having been modernised by the current owners to provide open plan and versatile accommodation with a superb garden, private driveway and comprising entrance hallway with storage cupboard, spacious lounge with log burner opening into a superb modern kitchen with built-in appliances, inner hallway providing access to two double bedrooms and a beautifully refurbished family bathroom. There is also a garden room. A private driveway provides off-street parking for several vehicles with further gates providing access to additional parking and the rear garden.

The rear garden is beautifully tended and features a summer house and also a man cave!. This all round brilliant property now awaits its new owners to which an early viewing is a definite must.

LOCATION

Rowan Garth is located off Riplingham Road in the village 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

A wooden door with glazed inserts and side windows leads into:

ENTRANCE HALL

Varnished floorboards and fitted storage cupboard. A door leads into:

LOUNGE

16'6" x 13'9" (5.03m x 4.19m)
Sealed unit double glazed window to the front elevation, varnished floorboards, small brick fireplace with a stunning rustic reclaimed hearth (this was originally part of the gate leading into the village cemetery) housing a log burner, wall mounted TV aerial point and open to:

BREAKFAST KITCHEN

9'3" x 9'9~" (2.82m x 2.97m~")
uPVC door leading out into the side lobby and sealed unit double glazed window to the side elevation, contemporary fitted base and wall units with soft close doors and contrasting work surfaces with matching splashbacks. Breakfast bar housing integrated induction hob and central vacuum extractor, stainless steel single electric oven, space and plumbing for dishwasher, tiled flooring and space for fridge freezer.

INNER HALLWAY

Leading to the rear of the property

BEDROOM 1

13'1" x 11'1" (3.99m x 3.38m)
Sealed unit double glazed window to the rear elevation, fitted wardrobes providing hanging and storage facilities and varnished floorboards,

BEDROOM 2

12'5" x 10'11" (3.78m x 3.33m)
Sealed unit double glazed window to the rear elevation and varnished floorboards,

BATHROOM

9' x 4'10" (2.74m x 1.47m)
Sealed unit double glazed window to the side elevation, stunning three piece suite in white comprising recessed wash hand basin set in attractive vanity unit with large mirrored vanity cupboard, integral shelving, panelled bath with central taps and electric shower over, low level w.c., attractive wood effect tiled flooring and full height Italian style tiling, extractor and radiator.

GARDEN ROOM

12'2" x 10'1" (3.71m x 3.07m)
Being of a pre-fabricated construction with French doors to the garden.

OUTSIDE

The rear garden is beautifully tended and predominantly laid to lawn with well stocked established borders, greenhouse and timber summer house. There is also a timber man cave/workshop with fitted units, power and light within.

There is secluded parking behind the timber gates to the side of the property, and additional parking to the front. There is also a planted area and small gravelled garden to the front of the property.

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 sealed unit 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

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.