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

QUICK & CLARKE

The Property Specialists

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29 Little Weighton Road, Skidby HU16 5TW

£284,950

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- Planning permission for 3.5m full width ground floor extension
- Fabulous remodelled/extended home
- Stunning light and bright interior
- Flexibility of layout
- Fabulous master suite
- Ground floor bedrooms/Shower room
- Large workshop
- Immaculately tended gardens
- CCTV
- EPC - awaited

This lovely home has been extended and remodelled to create a superb light and bright property which offers great flexible living space. In this highly regarded village and with open fields to the front, the property has beautifully tended gardens and boasts a large workshop to the rear, along with off-street parking for a number of cars.

Arranged over two floors and with the living room and kitchen overlooking the beautiful mature rear garden, the property has two bedrooms to the ground floor with a further superb and generous sized master suite to the first floor. Viewing is essential to appreciate this fabulous turn key home.

LOCATION

The property is located on Little Weighton Road which is situated on the western side of the sought after village of Skidby. Favoured for its proximity to the amenities of Cottingham and easy reach of the M62. The village also lies in an attractive position on the edge of the Yorkshire Wolds and with scenic countryside surrounding.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Modern composite front door with glass panel, contemporary tile effect flooring, stairs to the first floor accommodation and large storage cupboard.

LIVING ROOM

17'11" x 10'4" (5.46m x 3.15m)
A beautifully proportioned room overlooking the garden, with woodburning stove set on a tiled hearth with matching back and oak mantle. An internal window allows for borrowed light between the kitchen and the living room. uPVC door to garden.

BREAKFAST KITCHEN

14'8" x 9'5" (4.47m x 2.87m)
A stunning contemporary kitchen with cream gloss fronts, contrasting oak style butchers block worksurfaces, ceramic tiled splashbacks and a matching breakfast bar. Concealed lighting above and below the units. 1 1/2 bowl composite sink and drainer, four ring stainless steel gas hob with extractor over. Integrated oven, dishwasher, fridge and freezer. Contemporary styled wall mounted radiator, uPVC door opening onto the rear garden and window to the side elevation.

BEDROOM 2

10'11" x 9'5" (3.33m x 2.87m)
Currently used as a dining room with bow window to the front elevation.

BEDROOM 3

11'10" x 6'8" (3.61m x 2.03m)
Window to the front elevation, modern floor to ceiling built-in wardrobes and single bed base offering storage.

GROUND FLOOR SHOWER ROOM/UTILITY ROOM

6'2" x 5'3" (1.88m x 1.60m)
Vanity hand wash basin, corner shower enclosure and back to the unit WC. Cupboard concealing the washing machine, window to the side elevation.

FIRST FLOOR

MASTER BEDROOM

24'7" x 17'2" (7.49m x 5.23m)
A very generous sized room with windows to front and rear. Door leads through into the en-suite shower room.

EN-SUITE SHOWER ROOM

13'8" x 6'4" (4.17m x 1.93m)
With an extensive range of vanity units, shelving and storage cupboards. Contemporary back to the unit WC, counter top hand wash basin and shower cubicle. Heated towel rail, rooflight and electric underfloor heating.

OUTSIDE FRONT

The property is set back from the road with a gravelled drive providing parking for a number of cars, and also having space for a caravan. Paving leads to the front door through raised flower beds.

REAR GARDEN

The rear garden is immaculately tended and southerly facing. Split into distinct areas, there is a central lawn surrounded by well-stocked flower borders immediately adjacent to the rear of the house, leading to a decked seating area with ornamental pond adjacent. A further area in front of the workshop offers raised beds and a potting shed.

WORKSHOP

22'5" x 13'6" (6.83m x 4.11m)
To the rear of the garden is a large workshop which is supplied with light and power, rooflights introduce natural light, and also has its own kitchen with space for tumble drier, sink and water heater, and plumbing for an additional washing machine.

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 throughout.

TENURE

We believe the tenure of the property to be to be Freehold (to 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 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.

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.