



9 Apple Croft, Skidby, Cottingham HU16 5UG
Offers Over £165,000

- Head of cul-de-sac location
- No forward chain
- Semi detached true bungalow
- 2 double bedrooms
- Spacious lounge
- Kitchen
- Bathroom
- In need of modernisation
- So much scope on offer
- EPC: D

Occupying such an immense, superb end of cul-de-sac location and presented to the market with no forward chain, this semi detached true bungalow now awaits its new owners to modernise it and thoroughly embrace living in this great East Riding village. The property offers a blank canvas for a buyer to go in and add their style, and is in need of modernisation. The property has uPVC double glazing and gas central heating, and comprises spacious hallway with storage cupboard, lounge with patio door leading into a garden room, two bedrooms, both of which are fitted, bathroom and kitchen. There is a driveway providing off-street parking and leading to a carport and single garage. There are well tended gardens to the front and rear. Viewing is a must to fully appreciate the wealth of accommodation on offer.

LOCATION

Apple Croft is located off Mill Rise, off Main Street in 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 COMPRISSES

A door with uPVC glazed inserts leads from the side of the property into:

ENTRANCE HALLWAY

Storage cupboard and door into:

LOUNGE

16'6" x 10'3" maximum (5.03m x 3.12m maximum)
uPVC double glazed window to the side elevation and sliding patio door leading into the garden room, Adam style fire surround with living flame fire and TV aerial point.

GARDEN ROOM

uPVC and glazed construction with French doors to the garden.

KITCHEN

12'8" x 8'2" (3.86m x 2.49m)
uPVC double glazed window to the front elevation, traditional fitted base and wall units with work surfaces and splashbacks, sink unit with drainer and space and plumbing for washing machine.

BEDROOM 1

10'1" x 10'2" to wardrobes (3.07m x 3.10m to wardrobes)
uPVC double glazed window to the rear elevation and a full wall of fitted wardrobes.

BEDROOM 2

9'1" x 8'7" (2.77m x 2.62m)
uPVC double glazed window to the front elevation and fitted storage cupboards.

BATHROOM

7' x 5'7" (2.13m x 1.70m)
uPVC double glazed window to the rear elevation, three piece suite in ivory comprising panelled bath with electric shower over, pedestal wash hand basin and low level w.c. with tiled splashbacks.

OUTSIDE

To the front of the property there is an open plan garden. A driveway leads down the side of the property to the carport and single garage with up-and-over door.

The rear garden is designed for ease of maintenance with an array of shrubs and plants, and offers a relatively good degree of privacy.

SERVICES

All mains services are available or connected to the property. Please note that the electrics and heating system have not been tested, therefore we would recommend an inspection of these.

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 C.

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

EPC RATING

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

GROUND 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 inaccuracy. Prospective buyers should not rely on the floorplan and must satisfy themselves by inspection or otherwise as to the correctness of any information contained in these particulars. The services, systems and appliances shown have not been tested and no guarantee is given. Made with Metrix 2023