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Eastside Cottages Skipsea Brough, YO25 8TH

PERFECT CHARMING LOCATION

Nestled in the idyllic and peaceful hamlet of Skipsea Brough, this delightful cottage blends traditional character with generous living space—ideal for a growing family or anyone seeking a rural retreat.

Stepping through the entrance porch, you are welcomed into a spacious, character-filled lounge, complete with an open fire, exposed beams, and a wonderfully cosy atmosphere. The kitchen-diner offers a great space for family meals and entertaining, with direct access to the rear garden. Outside, you'll also find a versatile outbuilding with power, perfect for storage, hobbies, or workshop potential.

To the first floor are two well-proportioned double bedrooms and a family bathroom. The property further benefits from a back boiler feeding the hot water tank and central heating, complemented by a Wi-Fi-controlled immersion heater for modern convenience.

Externally, the home boasts a generous front garden and ample driveway parking, while the rear garden provides a peaceful space to relax and enjoy the surroundings.

EPC: E, Council Tax Band: A, Tenure: Freehold

£178,000

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Porch

Providing access to the front of the property through a UPVC double glazed door, the entrance porch has tiled flooring, a dado rail, a double glazed window to the side aspect, coving and a single light fitting.

Lounge

14'9" x 13'4" (4.51 x 4.07)

Located off the entrance porch leading through to the kitchen, the lounge has hard wood flooring, a dado rail, a wall light, a feature open fire with a back boiler and a brick surround. An electric heater, a double glazed window facing to the front of the property, a beamed ceiling and a ceiling light fitting.

Kitchen Diner

13'8" x 14'8" (4.19 x 4.48)

Located to the rear of the property the kitchen has a variation of inbuilt wooden wall and base units with complimenting work surfaces and tiled splash backs. A stainless steel 1.5 bowl sink drainer, fan assisted oven, electric hob and an extractor hood. Space for a washing machine, tiled flooring, a double glazed window to the rear aspect, coving and two light fittings. Leading off from this room are the stairs to the first floor.

Bedroom One

14'10" x 13'7" (4.54 x 4.16)

Located to the front of the property with carpeted flooring, electric heater, a double glazed window to the front aspect, two wall lights and a ceiling light fitting.

Bedroom Two

13'2" x 6'4" (4.02 x 1.95)

Located to the rear of the property with carpeted flooring, electric heater, a double glazed window to the rear aspect and a single light fitting.

Bathroom

4'7" x 10'2" (1.4 x 3.1)

The bathroom suite is a white three piece suite comprising of a WC, hand basin and a bathroom with an over bath shower and a glass screen. Partially tiled walls, an extractor fan, an obscure double glazed to the rear aspect and a light fitting. There are also two inbuilt storage cupboards.

Front Garden

The front garden provides a paved driveway for up to two cars, a lawned area with a paved pathway leading up to a small patio area and the front door.

Rear Garden

The rear garden offers a low maintenance outdoor space with a raised patio area perfect for dining outside, there are raised vegetable beds and gravelled boarded. Located to the rear of the garden is a timber built shed with double glazed French doors and electric points, currently housing the tumble dryer.

About Us

Now well established, our sales team at HPS Estate Agents are passionate about property and are dedicated to bringing you the best customer service we can. Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain.

- Village location
- Two generous double bedrooms
- Outbuilding with electric supply

- Off road parking
- Private rear garden
- Must be viewed

Disclaimer

Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

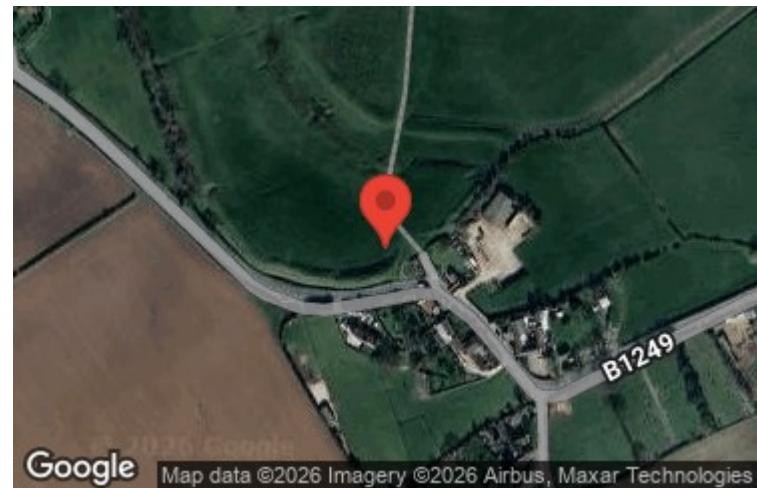
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Valuations

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- Kitchen Diner
- Charming character cottage





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(0-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			