

Floor Plan (for identification purposes only)



Lugano Leys Lane, Skipsea YO25 8SL

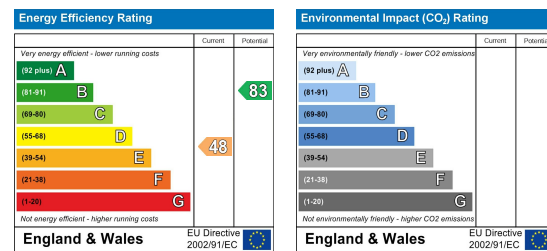
**Offers in the region of
£175,000**



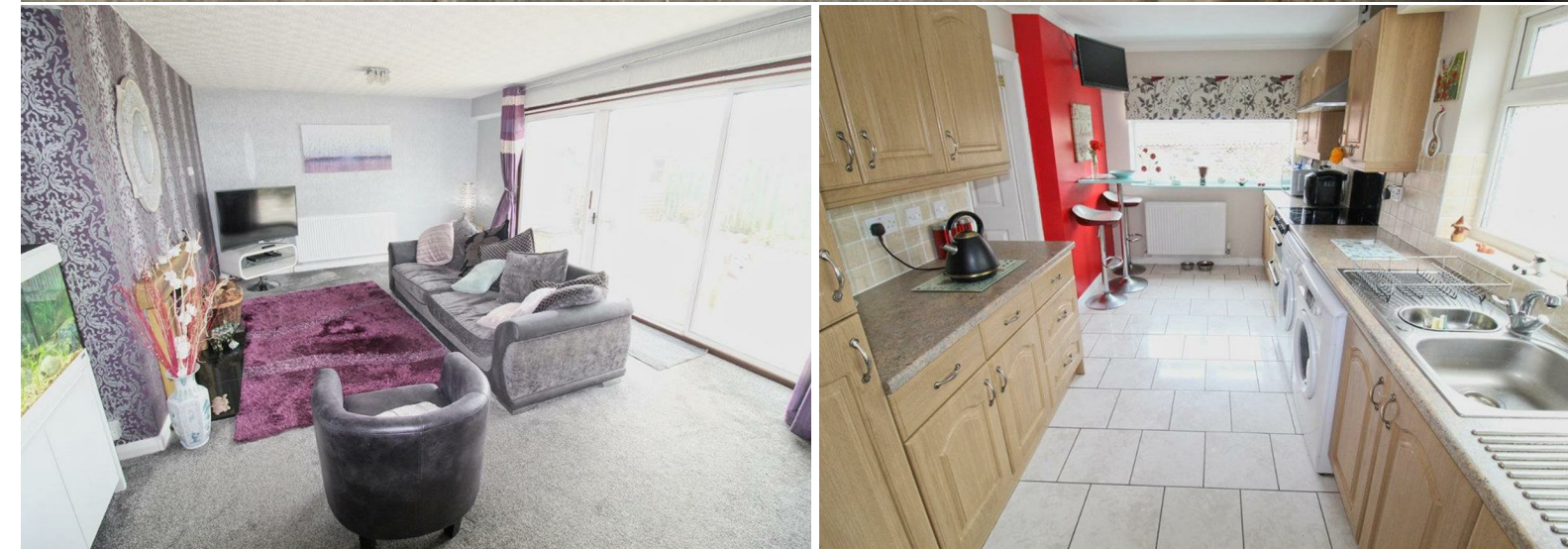
Viewing

Please contact our Q & C Hornsea Office on 01964 537123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123. 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.





- A Particularly Well Proportioned S/D House
- Entrance Porch with Converted Garage Off
- Large Rear Lounge with Log Burner
- Bathroom/W.C. Complete with Shower
- Good Sized Rear Patio Garden

- Pleasant Non-Estate Location
- Breakfast Kitchen & Separate Dining Room
- 3 Good Sized Bedrooms
- Foregarden & Gated Parking Drive
- Energy Rating - E

A SPACIOUS THREE BEDROOMED SEMI DETACHED CHALET STYLE HOUSE WHICH ENJOYS A PLEASANT LOCATION WITHIN A QUIET LANE CLOSE TO THE CENTRE OF THIS SMALL EAST YORKSHIRE COASTAL VILLAGE. VIEWING IS ESSENTIAL TO APPRECIATE ALL THIS PROPERTY HAS TO OFFER.

LOCATION

This property enjoys a pleasant setting on the eastern side of a quiet cul de sac known as Leys Lane which leads off the southern side of the main road leading through Skipsea, just a short walk from the village centre.

Skipsea is located some 5.5 miles to the north of Hornsea and about 8.5 miles to the south of Bridlington, the village has its own primary school, public house and shops, with a more comprehensive range of facilities readily available in Hornsea. Ideal for those wishing to live near the coast but still wanting to be within commuting distance of Bridlington, Beverley, Driffild and Hull, Skipsea is a village which is well worth considering.

ACCOMMODATION

Offering more space than you may think the accommodation has OIL FIRED CENTRAL HEATING via hot water radiators, UPVC DOUBLE GLAZING (to all but the patio doors which have white gated aluminium frames) and is arranged on two floors as follows:

FRONT PORCH

7'6" x 3'10" (2.29m x 1.17m)
With UPVC front entrance door, ceramic tile flooring, downlights and providing access into the kitchen and converted garage.

CONVERTED GARAGE

7' x 17'11" (2.13m x 5.46m)
With doorway leading out into the rear garden, laminate flooring and one central heating radiator.

BREAKFAST KITCHEN

8'3" x 15'10" overall (2.51m x 4.83m overall)
With a good range of matching fitted base and wall units which incorporate beech effect fronts with complimentary worksurfaces, an inset 1 1/2 bowl stainless steel sink, tiled splashbacks, space for a slot in cooker with cooker hood over, plumbing for an automatic washer, integrated fridge and freezer, ceramic tile flooring, built in cloaks cupboard and one central heating radiator.

SEPARATE DINING ROOM

10'4" x 11'7" (3.15m x 3.53m)
With an open tread staircase leading off, laminate flooring, and one central heating radiator.

REAR LOUNGE

19'2" x 13'5" overall (5.84m x 4.09m overall)
With a log burning stove set into a recess in the chimney breast, patio door with matching side panels overlooking the rear garden and one central heating radiator.

FIRST FLOOR

LANDING

With access hatch to the roof space and doorways to:

BEDROOM 1 (FRONT)

15'5" x 9'1" overall (4.70m x 2.77m overall)
With a wide dormer window to the front, a deep built in storage cupboard and one central heating radiator.

BEDROOM 2 (REAR)

11'2" x 8'9" overall (3.40m x 2.67m overall)
With a dormer window and one central heating radiator.

BEDROOM 3 (REAR)

7'6" x 10'6" (2.29m x 3.20m)
With dormer window, a deep built in wardrobe cupboard and one central heating radiator.

BATHROOM

5'7" x 8'2" (1.70m x 2.49m)
With a three piece white suite comprising a whirlpool style shower bath with fixed drench shower, hand shower and shower screen above, a wall hung wash hand basin and low level w.c., built in airing cupboard, full height tiling to the walls, downlighting to the ceiling, a ladder style hot towel rail and ceramic tile flooring.

OUTSIDE

The house fronts onto a low maintenance ornamental foregarden with a mainly broken slate surface and a part dwarfed walled and railed surround. There is also a wide gated PARKING DRIVE.

To the rear is a good sized paved patio garden with ornamental borders, a fenced surround and a timber built garden shed. There is also an external oil fired central heating boiler and oil storage tank.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

EXTRAS

All fitted floor coverings, together with other fixtures and fittings detailed in these sales particulars, together with other fixtures and fittings detailed in these sales particulars, will be included in the sale price.