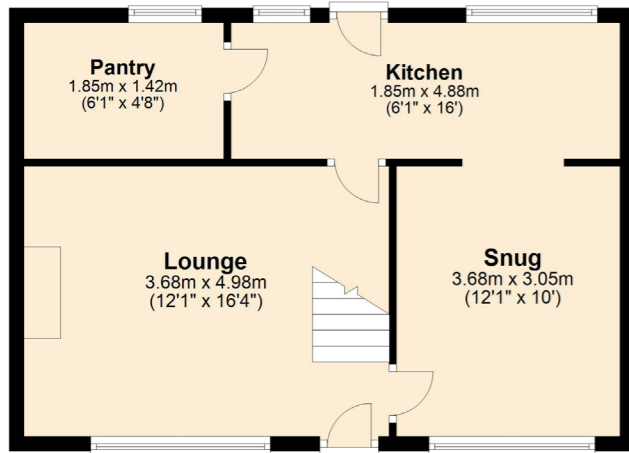


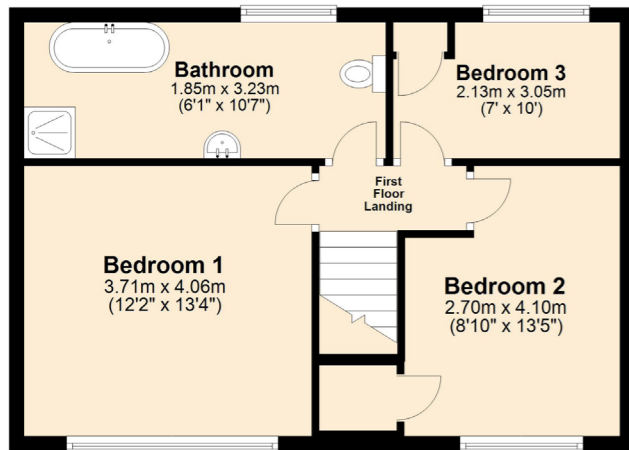
Ground Floor

Approx. 42.6 sq. metres (458.6 sq. feet)



First Floor

Approx. 48.2 sq. metres (518.7 sq. feet)



Total area: approx. 90.8 sq. metres (977.3 sq. feet)

Floorplan of existing building.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



Asking Price
£220,000

Lanhydrock Cottage,
Skerne, YO25 9HP

SERVICES

Oil fired boiler located in the garden with oil tank, mains electric, water and drainage.

TENURE

The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'A'.

VIEWING

Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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Dee Atkinson & Harrison



Lanhydrock Cottage, Skerne, YO25 9HP

DESCRIPTION

Lanhydrock Cottage is a three bedroom, cottage style property in the picturesque village of Skerne. The property has been sympathetically enhanced throughout, benefitting from high quality fixtures and fittings. Boasting a generous size garden and having been truly nurtured by its current owner, this attractive home is not one to miss!

The property briefly comprises:- lounge area with stairs leading to the first floor landing, cosy snug with log burner, kitchen, pantry, three bedrooms upstairs with family bathroom, large easy maintainable garden with side access and on street parking.

LOCATION

Skerne is a rural village just 3 miles from Driffield. Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.



THE ACCOMMODATION COMPRISES:

LOUNGE- 3.68m (12'1) x 4.98m (16'4)

Window and door to the front aspect, stairs to first floor landing, coving, inglenook style log burner with exposed brick surround, solid stone flooring, under stairs cupboard, radiator, TV point and power points.

SNUG- 3.68m (12'1) x 3.05m (10')

Window to the front aspect, coving, exposed brick fire place with log burner, ceramic tile flooring, radiator and power points.

KITCHEN- 1.85m (6'1) x 4.88m (16')

Windows and door to the rear aspect, a range of wall and base units, space for fridge, space and plumbing for washing machine, tiled splash back, sink with drainer unit, electric oven, electric hob, extractor fan, extractor hood, ceramic tile flooring, radiator and power points.

PANTRY- 1.85m (6'1) x 1.42m (4'8)

Window to the rear aspect, space for fridge, space for freezer, space for dryer, shelving, ceramic tile flooring and power points.

FIRST FLOOR LANDING

Exposed floorboards.

BEDROOM ONE- 3.71m (12'1) x 4.06m (13'4)

Window to the front aspect, exposed floor boards, radiator, telephone point and power points.

BEDROOM TWO- 2.70m (8'10) x 4.10m (13'5)

Window to the front aspect, built in storage cupboard, open fire, exposed floor boards, radiator and power points.

BEDROOM THREE- 2.13m (7') x 3.05m (10')

Window to the rear aspect, built in storage cupboard, exposed floor boards, radiator and power points.

BATHROOM- 1.85m (6'1) x 3.23m (10'7)

Window to the rear aspect, partially tiled walls, four piece bathroom suite comprising:- free standing bath, sink with pedestal, low flush WC, seperate fully tiled shower cubicle, laminated flooring and radiator.

GARDEN

Seating area, gated side access, mainly gravelled with mature grown trees, shed, greenhouse, outside taps and power points.

PARKING

On street parking but with the potential to park to the rear of the property.