



Pine Lodge Main Street
Skipsea

YO25 8SJ

ASKING PRICE OF

£175,000

3 Bedroom Detached house

■ **Ulllyotts** ■
EST 1891

01377 253456



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Off Road
Parking



Oil Central Heating

Pine Lodge Main Street, Skipsea, YO25 8SJ

A substantial detached house in a non-estate setting within this coastal village. The accommodation on offer includes combined lounge with dining area, kitchen, three bedrooms and house bathroom. There is offstreet parking as well as enclosed area of yard to the rear which includes a useful timber outbuilding.

The property is in need of general cosmetic improvements, and some refitting however there is a real opportunity to create a superb home at this competitive price.

The village of Skipsea is situated on the coast of East Yorkshire approximately 10 miles south of Bridlington and 6 miles north of Hornsea on the B1242 at its junction with B1249. The village shop stocks, a good range of day-to-day items with more amenities being available in the nearby centres of Bridlington, Hornsea, Beverley and Driffield.

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Wilko, Iceland, Boyes, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods. Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.

Beverley is a market town, civil parish and the county town of the East Riding of Yorkshire, located between the River Hull and the Westwood. The town is noted for Beverley Minster and architecturally-significant religious buildings along New Walk and other areas, as well as the Beverley Racecourse and the market place; the town itself is around 1,300 years old. It is located 8 miles north-west of Hull, 10 miles east of Market Weighton and 12 miles west of Hornsea.



Accommodation

ENTRANCE HALL

With staircase leading off to the first floor.

LOUNGE

14' 2" x 11' 6" (4.32m x 3.51m)

A generously proportioned 'through' room being open plan to the dining area. Feature fireplace with provision for an open fire. Radiator and arched access into:

DINING AREA

8' 0" x 8' 7" (2.44m x 2.63m)

With rear facing patio doors opening out onto the rear garden area.

KITCHEN

8' 0" x 8' 3" (2.44m x 2.52m)

Being fitted with a range of kitchen units, featuring modern shaker style doors in cream with a chrome handles. Inset sink with swan neck, mixer tap and electric hob. Door leading out to the rear. Window overlooking the rear garden and side.

FIRST FLOOR

LANDING

BEDROOM 1

11' 9" x 9' 10" (3.59m x 3.01m)

With front facing window and built-in storage cupboard. Radiator.

BEDROOM 2

8' 5" x 9' 10" (2.57m x 3.01m)

With rear facing window, double built in wardrobe. Radiator.

BEDROOM 3

9' 0" x 6' 11" (2.75m x 2.13m)

With a front facing window. Radiator.

SHOWER ROOM

With suite comprising quadrant shower having an electric shower in situ, low-level WC and wash basin.

CENTRAL HEATING

The property benefits from an oil fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.



LOFT

Access to the loft is by ladder and this area provides an excellent storage facility and potential to convert subject to approval.

SERVICES

Mains water, electricity and drainage are connected to the property.

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band E. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band C.

WHAT'S YOURS WORTH?

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*by any local agent offering the same level of service.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

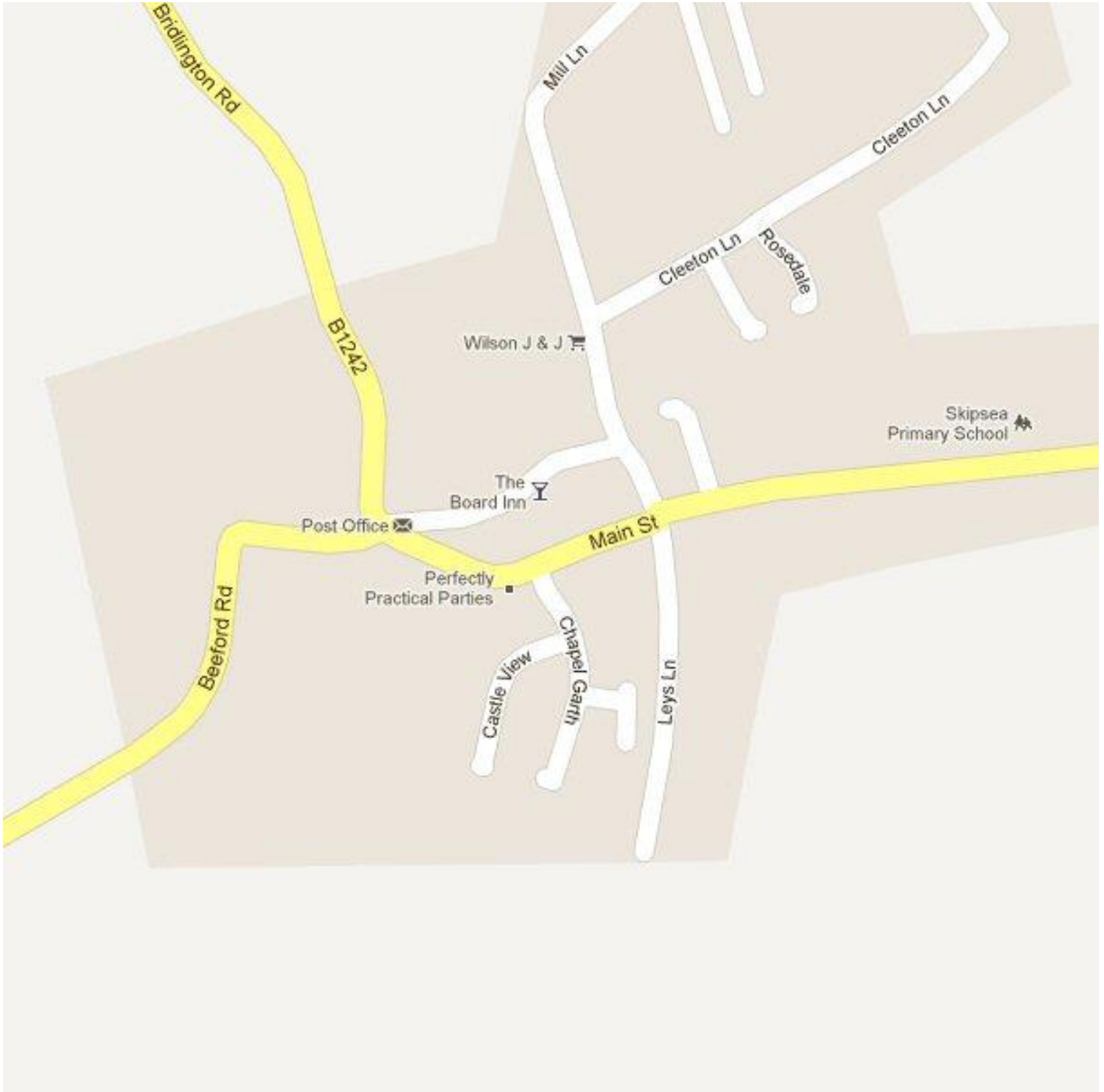
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

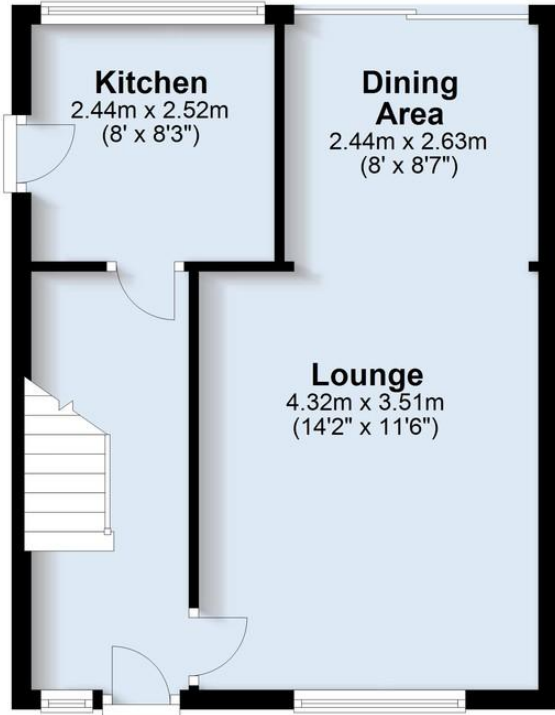
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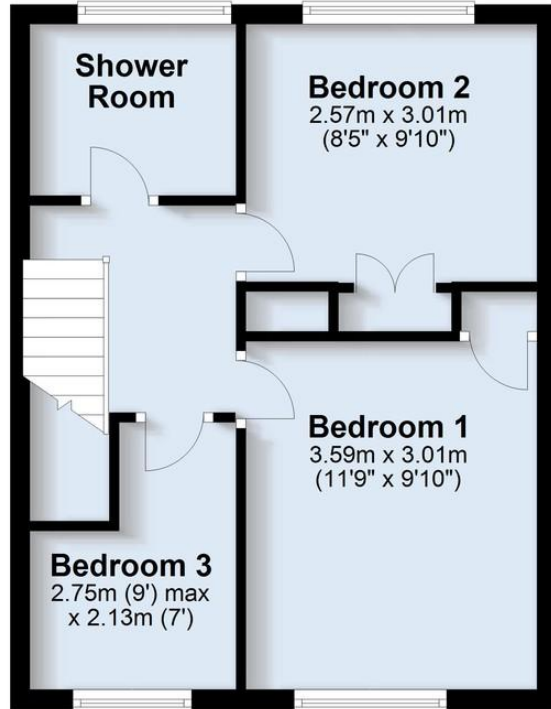


The stated EPC floor area, (which may exclude conservatories),
is approximately 80 sq m

Ground Floor



First Floor



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