



Asking Price
£265,000

**The Moorings, Hornsea Road,
Skipsea, YO25 8ST**

SERVICES
Air source heat pump, mains electric, water and sewage. There are also solar panels on top of the workshop.

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 'D'.

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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THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

Door to the front aspect, feature picture rails, exposed floor boards, radiator and power points.

LOUNGE/BEDROOM THREE- 14'6 (4.44m) x 11'11 (3.63m)

Large bay window to the front aspect, picture rails, log burner with tiled surround, exposed floor boards, radiator and power points.

SITTING ROOM- 11'11 (3.64m) x 15'2 (4.63m)

Window to the side aspect, cast iron log burner inset the chimney breast with stone hearth, laminated flooring, radiator and power points.

KITCHEN/DINING AREA- 12'8 (3.86m) x 15'3 (4.66m)

Double door and windows to the rear aspect over looking the garden, splash back, base units and storage shelving, walk in pantry, sink with drainer unit, space for fridge/freezer, integrated slimline dishwasher, AGA Range Cooker, separate electric double oven and induction hob, stone flag flooring, radiator and power points.

BEDROOM ONE- 14'10 (4.52m) x 11'11 (3.64m)

Large bay window to the front aspect, built in shelving for storage, laminated flooring, radiator and power points.

BEDROOM TWO- 12'1 (3.69m) x 8'4 (2.55m)

Window to the side aspect, picture rail, exposed floor boards, radiator and power points.

BATHROOM- 11'11 (3.64m) x 11'2 (3.43m)

Spacious bathroom with opaque windows to the side and rear aspect, panelled walls, partially tiled, four piece bathroom suite comprising:- low flush WC, sink with half pedestal, panelled bath with mixer taps, fully tiled walk in shower cubicle, exposed floor boards, stone flooring to one part, heated towel rail and regular radiator. There is a storage cupboard which is used as a small laundry room which has plumbing for a washing machine and fixed in storage shelving with power points.

GARDEN

Generous size garden which has a patio to the immediate rear, it is also mainly laid to lawn with stunning mature shrub and flower borders. There is a decking area to the back and paved seating area with wooden dome surround, small pond, greenhouse and summerhouse.

STORAGE SHED- 20'3 (6.18m) x 15'0 (4.58m) / 9'6 (2.91m) x 14'4 (4.39m)

Large workshop split in two with windows to three aspects and door to the side, power points and lighting.

GARAGE- 20'3 (6.19m) x 10' (3.25m)

Up and over door, window to the side aspect, power and lighting.

PARKING

Off street parking for three/four cars.

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DESCRIPTION

Sitting on a generous sized plot, The Moorings is a detached bungalow offering the flexibility of being either a two or three bedroom property. Tucked away in this popular village, it oozes character inside and out. It's beautifully presented with one of it's main attractions being it's exquisite gardens and countryside views. Viewing is highly recommended! The property briefly comprises:- entrance hall, lounge or optional third bedroom, sitting room, kitchen/diner, two bedrooms, family bathroom, large garden, detached garage, off street parking and garden to the front.

LOCATION

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, Driffield and the City of Hull.

