



Approximate total area⁽¹⁾
641.52 ft²
59.60 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Building 1



Asking Price
£187,500

7 Chapel Garth,
Skipsea, YO25 8TA



SERVICES
Electric storage heaters, mains water and sewage.

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 'B'.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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 side aspect.

KITCHEN- 12'2 (3.71m) x 9'7 (2.94m)

Window to the front aspect, a range of wall and base units, tiled splash back, Belfast sink, space for fridge/freezer, electric hob, double wall mounted electric oven, extractor hood, laminated flooring, wall mounted electric storage heater and power points.

LOUNGE/DINING AREA- 16'5 (5.03m) x 10'3 (3.14m)

Large window to the front aspect, coving, log burner, laminated flooring, wall mounted electric storage heater, TV point and power points.

HALLWAY

Fitted carpets.

BEDROOM ONE- 10'11 (3.33m) x 11'8 (3.58m)

Double doors to the rear aspect, fitted carpets, wall mounted electric storage heater and power points.

BEDROOM TWO- 7'3 (2.22m) x 7'11 (2.43m)

Double doors and windows to the rear aspect, fitted carpets, wall mounted electric storage heater and power points.

SUNROOM- 8'1 (2.47m) x 8'10 (2.70m)

Double doors and windows to the rear aspect, panelled ceiling and walls, laminated flooring and power points.

BATHROOM- 7'9 (2.38m) x 5'0 (1.53m)

Opaque window to the side aspect, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and built in storage cupboards, large walk in shower cubicle, heated towel rail and extractor fan.

GARDEN

Easily maintained garden which has been laid with patio, enclosed by timber shed and outside tap.

STORAGE SHED- 12'1 (3.70m) x 8'2 (2.50m) / 5'3 (1.61m) x 2.05m)

Was once a garage but converted into a shed with plumbing for washing machine, power and lighting.

PARKING

Off street parking for multiple cars.

7 Chapel Garth, Skipsea, YO25 8TA

DESCRIPTION

This two bedroom semi-detached bungalow is brought to the market in immaculate condition. Having undergone a full renovation, 7 Chapel Garth gives off a lovely cosy feel and is in pristine condition throughout. Positioned on a quiet cul-de-sac location this is not one to miss out on!

The property briefly comprises:- entrance, kitchen, lounge/dining area, two bedrooms, bathroom, sunroom, rear and front garden, garage and off street parking.

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.

