



Asking Price
£240,000

**1 The Courtyard,
Skipsea, YO25 8SU**



SERVICES
Electric heating, mains 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 'D'.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	44 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:-
KITCHEN- 13'4 (4.08m) x 9'0 (2.75m)

Door and window to the side aspect, coving, alarm system, a range of walls and base units, tiled splash back, sink with drainer unit, integrated fridge, integrated dishwasher, plumbing for washing machine, electric oven, induction hob, extractor hood, lino flooring, radiator and power points.

HALLWAY

Coving, storage cupboard, laminated flooring, radiator, power points and loft access.

LOUNGE- 19'3 (5.89m) x 12'3 (3.75m)

Large window to the front aspect, coving, electric feature fireplace with wood surround and marble hearth, fitted carpets, radiator, TV point, telephone point and power points.

BEDROOM ONE- 9'9 (2.97m) x 10'6 (3.21m)

Window to the rear aspect, coving, fitted wardrobes with sliding doors, fitted carpets, radiator and power points.

BEDROOM TWO- 13'7 (4.14m) x 8'0 (2.45m)

Window to the rear aspect, coving, fitted carpets, radiator and power points.

BEDROOM THREE/DINING ROOM- 11'10 (3.63m) x 8'4 (2.54m)

Window to the front aspect, coving, fitted carpets, radiator and power points.

BATHROOM- 9'0 (2.76m) x 7'11 (2.43m)

Opaque window to the side aspect, coving, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with mixer taps, separate shower cubicle, tiled flooring, radiator, extractor fan and shaving point.

GARDEN

Immaculately presented, landscaped garden which is mainly laid to lawn with shrub and flower borders, patio area,

GARAGE- 17'10 (5.45m) x 9'2 (2.79m)

Remote control up and over electric door with side pedestrian door, power and lighting.

PARKING

Off street parking for one car.

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DESCRIPTION

1 The Courtyard is a well kept, three bedroom link-detached bungalow. It was built by a local builder up to a fantastic standard and benefits from a beautifully landscaped garden and quiet cul-de-sac location. It's versatile accommodation gives the opportunity to have a potential third bedroom or dining area. Situated in a popular location, this is not one to miss out on!

The property briefly comprises:- door leading to the kitchen, hallway, good size lounge, three bedrooms which one of them could be a dining area, family bathroom, landscaped garden and garage.

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.

