



Cleeton Lane  
Skipsea  
East Yorkshire  
YO25 8SR

£150,000

A brand new cottage property built by local builders to an exceptionally high specification, this end terraced has been thoughtfully designed to make the most of the plot it occupies. Skipsea is a popular village and boasts a shop, pub and primary school with transport links to Hornsea, Bridlington. and the Yorkshire Wolds. The house offers, large kitchen diner with French doors to the garden, lounge, downstairs cloakroom, two bedrooms and bathroom. Outside will be a small planted area at the front and the rear south facing garden will have a patio with lawn and fenced boundaries plus two allocated parking spaces accessed through the archway. Can be viewed now so call us on 01964 533343 to book. EPC 'awaited' due to new build status.

- Brand new build
- Popular village location
- Two bedrooms
- Allocated parking
- High specification
- Large kitchen diner
- South facing garden
- Viewing highly recommended



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Entrance Hall  
Door to hallway, feature tiled floor, radiator and door to cloakroom.

Cloakroom  
Wall mounted wash hand basin and low level wc, and radiator.

Lounge  
5.36m x 2.96m (17'7" x 9'8")  
Window to front, space and fuse point for electric fire, stairs off with under stairs cupboard and radiator.

Kitchen Diner  
4.68m x 2.92m (15'4" x 9'6")  
Window and French doors to rear, large open plan kitchen diner with high quality designed kitchen with laminate worktops, upstands and modern splash backs, integrated electric Bosch oven, induction hob and extractor hood over, integrated fridge freezer and slimline dishwasher, LED down lighters plus under unit lighting, modern wood effect flooring and radiator.

First Floor Landing  
Radiator

Bedroom 1  
4.65m x 3.20m (15'3" x 10'6")  
Double bedroom with large and small window to front, higher than average ceilings and radiator.

Bedroom 2  
4.68m x 3.01m (15'4" x 9'10")  
Double bedroom with French doors and Juliet balcony plus feature smaller window to rear, higher than average ceilings and radiator.

Bathroom  
Window to rear, high quality white suite with chrome tap

and fixings, panelled bath with shower over, part tiled walls, chrome ladder style towel rail, modern flooring to complement tiles, shaver socket and LED downlights.

Outside  
At the front will be a small planted area and at the rear will be a fenced garden with personnel gate, mainly laid to lawn with patio seating area and two allocated parking spaces accessed through the archway.

Fixtures and Fittings  
Internal fixtures and fittings

- Solid hardwood windows and doors
- Ultra efficient water and central heating system with radiators
- Fuse point for electric fire
- Panel white doors glazed to downstairs
- Feature floor tiles to hall and WC
- Paths and rear patio to be finished in Indian sandstone.

Lawn rear gardens

- External tap and socket
- 10 Year structural warranty with Premier Guarantee

About Us  
Now well established, our sales team at Hornsea Property Services are passionate about property and are dedicated to bringing you the best customer service we can. Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain.

Valuations  
If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

