



**QUICK & CLARKE**  
The Property Specialists

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**41 Manor Garth, Skidby HU16 5UF**  
**Offers Over £339,500**

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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- Modern detached house
- Superbly presented throughout
- Two reception rooms
- Modern kitchen with integrated appliances
- Utility room and downstairs WC
- Conservatory and superb gardens
- FOUR DOUBLE bedrooms
- TWO contemporary bathrooms
- DOUBLE garage and superb parking facilities
- EPC: D

#### THE PROPERTY

Located within the heart of this highly regarded East Riding village and enjoying a prime cul-de-sac location we are delighted to present to the market Greyrigg. Built by Persimmon Homes and enhanced by the current owners who have lived in the property since new. Offered with no chain the accommodation is well presented throughout and offers over 1,300 square feet. The family friendly layout enjoys entrance hallway with modern WC, through lounge with patio door leading into the conservatory, dining room, modern fitted breakfast kitchen with a host of integrated appliances and having utility room off. To the first floor the landing leads to FOUR bedrooms; master with contemporary en-suite, and a stunning family bathroom. The rear garden has decking leading to a lawned and paved garden and the side driveway provides superb parking facilities leads down to the DETACHED DOUBLE garage. This is a property which must be viewed!

#### LOCATION

Manor Garth is located off Riplingham Road which in turn is approached from Main Street. Skidby lies approximately two miles from the village of Cottingham. The delightful village of Cottingham offers a good degree of local amenities and facilities to include a train station. There is a local Co-op supermarket and the village lies within close proximity of the market town of Beverley and the facilities in Hull city centre. Nearby motorway access can be gained via the A63/M62 and further trunk routes over the Humber Bridge. Skidby is ideally located for those wishing to commute to the historic market town of Beverley, the village of Cottingham and Hull city centre.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into entrance hallway, having contemporary oak and glass staircase leading to the first floor accommodation. Door leads to the:

##### WC

Contemporary two piece suite in white enjoying pedestal wash hand basin and low level WC>

##### LOUNGE

21'9" x 10'9" (6.63m x 3.28m)  
uPVC double glazed window to the front elevation and TV aerial point. Sliding patio door leads into the conservatory.

##### CONSERVATORY

10'8" x 8'4" (3.25m x 2.54m)  
Being of a uPVC and brick construction with uPVC double glazed French doors leading out into the rear garden, tiled floor and TV aerial point.

##### DINING ROOM

12'4" x 9'7" (3.76m x 2.92m)  
uPVC double glazed window to the front elevation. A door leads into the breakfast kitchen.

##### BREAKFAST KITCHEN

12'10" x 9'6" (3.91m x 2.90m)  
uPVC double glazed window to the rear elevation. An extensive range of contemporary light oak and steel fronted base and wall cupboards with large storage drawers and breakfast bar, contrasting worksurfaces and tiled splashbacks. A Neff five ring gas on glass hob with stainless steel splashback and chimney extractor. Neff stainless steel single oven with Neff combination microwave above, integrated washing machine and integrated dishwasher. Gas central heating boiler. An opening leads into the utility room.

##### UTILITY ROOM

8'0" x 6'4" (2.44m x 1.93m)  
uPVC double glazed door and window to the rear elevation. Fitted cupboards, sink unit with drainer, tumble drier and American fridge freezer.

##### FIRST FLOOR

##### LANDING

With superb rooflight creating additional lighting. Access to loft space.

##### BEDROOM 1

12'10" decreasing to 9'8" x 12'3" (3.91m decreasing to 2.95m x 3.73m)  
uPVC double glazed window to the front elevation, TV point, telephone point, door into en-suite.

##### EN-SUITE

Contemporary three piece suite in white enjoying independent shower cubicle, vanity unit housing a low level WC and wash hand basin. Fully tiled with integral lighting to the recessed tiled shelves within the shower cubicle.

##### BEDROOM 2

12'3" x 11'0" (3.73m x 3.35m)  
uPVC double glazed window to the front elevation.

##### BEDROOM 3

9'5" x 9'1" (2.87m x 2.77m)  
uPVC double glazed window to the rear elevation.

##### BEDROOM 4

9'0" maximum x 8'10" decreasing to 7'7" (2.74m maximum x 2.69m decreasing to 2.31m)  
uPVC double glazed window to the rear elevation.

##### FAMILY BATHROOM

8'11" x 5'6" (2.72m x 1.68m)  
uPVC double glazed window to the rear elevation. A modern three piece suite in white enjoys vanity unit housing a low level WC, P-shaped bath with curved shower screen, and a vanity unit housing the wash hand basin. Fully tiled walls with attractive decor tiling and contrasting tiled floor.

##### EXTERNAL

To the front of the property is an open plan lawned garden. A side driveway provides enviable parking for several vehicles and leads down to the detached garage.

The rear garden has an outside tap and is beautifully tended featuring a raised decking area with balustrade, and steps leading down to a meticulously lawned garden with patio. The rear garden creates the perfect backdrop for outside family living.

##### GARAGE

16'7" x 16'7" (5.05m x 5.05m)  
With electric sectional roller door, power and light.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### DOUBLE GLAZING

The property benefits from uPVC Double Glazing and uPVC fascias and soffits.

##### TENURE

We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

##### VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

##### FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Cottingham office on 01482 844444. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

##### EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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