



SYMONDS + GREENHAM

Estate and Letting Agents



9 Little Weighton Road, Skidby, Yorkshire HU16 5TW Offers over £230,000

STUNNING SEMI DETACHED HOME - BEAUTIFULLY EXTENDED - GENEROUS SOUTH WEST FACING REAR GARDEN WITH SUMMER HOUSE AND HOT TUB AREA - CONVERTED LOFT SPACE - OFF STREET PARKING FOR SEVERAL VEHICLES

This semi detached home is situated in the picturesque village of Skidby close to well regarded schools and only a short drive from the neighbouring village of Cottingham, Little Weighton and the market town of Beverley which is home to supermarkets, a cinema and a range of retail outlets and restaurants. The property would be perfect for a family due to the ample living space on offer and has been extended, improved and decorated by its current owners to an exceptional standard. The property boasts lots of off-street parking to the front with a huge front drive and a generous rear garden that is quite the sun trap. Internally it briefly comprises, entrance hall, lounge and a 30 kitchen diner with a large island as its focal point to the ground floor, two double bedrooms, single third bedroom and a beautiful family bathroom to the first floor and the loft has been converted into a huge master bedroom.

LOOKING FOR A LARGE FAMILY HOME IN A RURAL VILLAGE LOCATION? LOOK NO FURTHER...BOOK YOUR VIEWING ASAP!

GROUND FLOOR

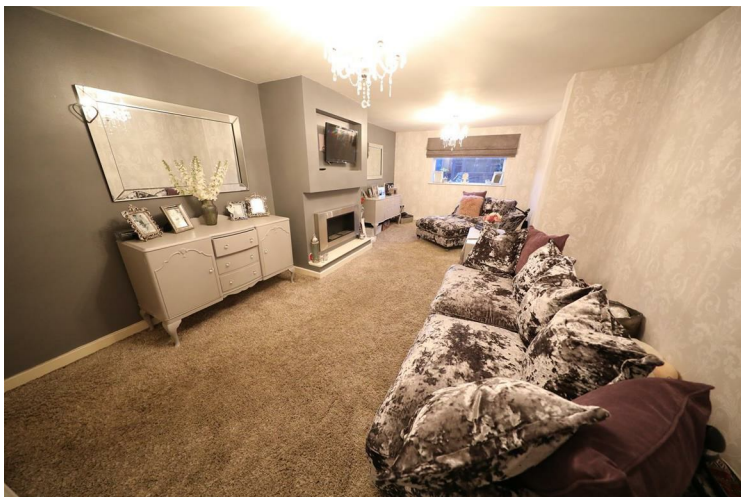
ENTRANCE HALL

A spacious entrance hall with stairs to the first floor, under stairs storage cupboard, door to the kitchen diner and door to the...



LIVING ROOM

12'4 max x 23'3 max (3.76m max x 7.09m max)



KITCHEN DINER

20'5 max x 30'1 max (6.22m max x 9.17m max)

The property has been beautifully extended to incorporate a huge kitchen diner with French doors to the rear garden



KITCHEN

With a range of eye level and base level units with complimentary work surfaces, space for a double American fridge freezer, stainless steel sink and drainer unit, huge island housing the range oven with five gas hobbs, plumbing for washing machine and Open Plan entrance to the sitting and dining area



DINING AREA



SITTING AREA

With log burner and French doors to the rear garden



FIRST FLOOR

LANDING

BATHROOM

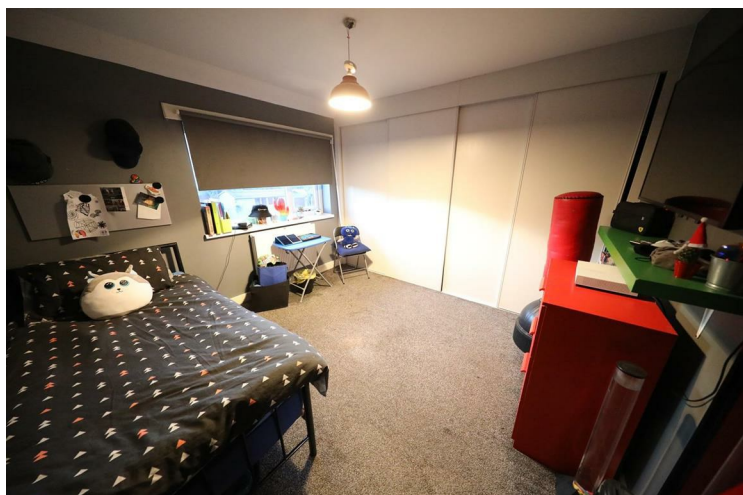
A stunning and modern family bathroom suite with low-level WC, pedestal handbasin, walk-in shower with overhead shower attachment, feature radiator, tiled bath with mixer tap, spotlights and tiles from floor to ceiling



BEDROOM ONE

12'8 max x 11'10 max (3.86m max x 3.61m max)

An excellent sized double bedroom with fitted wardrobes



BEDROOM TWO

10'7 max x 11'11 max (3.23m max x 3.63m max)

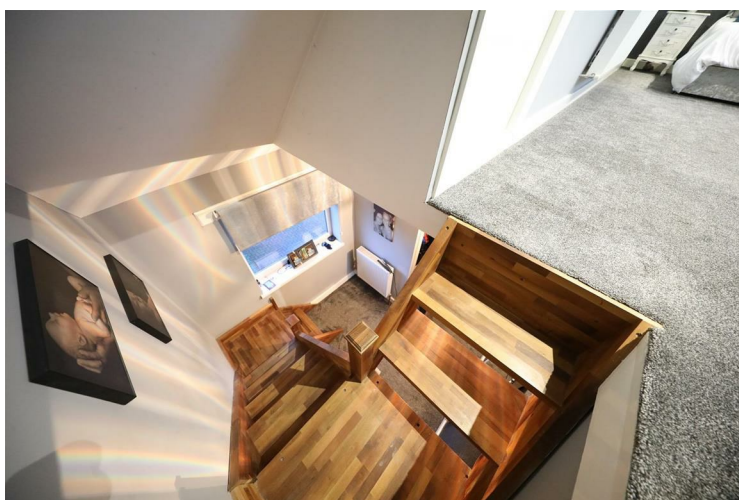
A second good sized double bedroom



BEDROOM THREE

9'4 max x 8'1 max (2.84m max x 2.46m max)

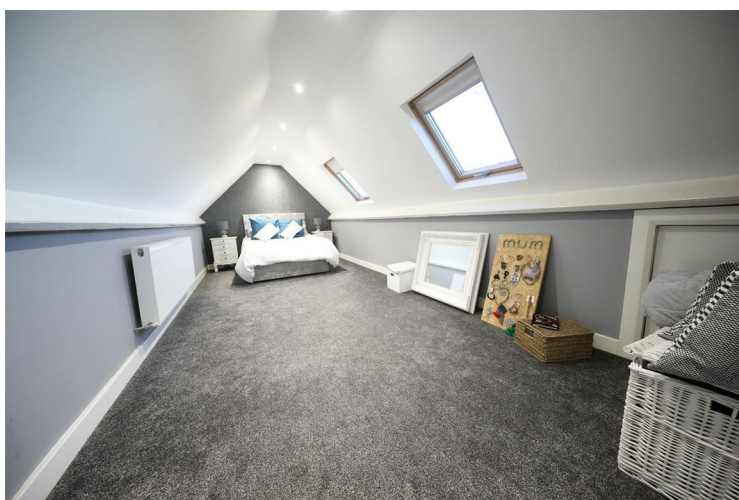
With airing cupboard and stairs to the second floor



SECOND FLOOR

LOFT SPACE

The lost space has been converted and is currently used as the master bedroom by its current owners
(This loft space does not have building regulations)



OUTSIDE

The front of the property is laid to a brick paved driveway with

waist high brick walls to the front boundaries providing off street parking for several vehicles.

The south west facing rear garden is quite the same track. It is mainly laid to artificial lawn and enclosed by timber fencing with a hot tub area, raised decking area and summerhouse to the rear



SUMMER HOUSE

With storage area, electricity supply and converted bar area



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

VIEWINGS

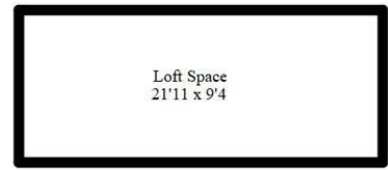
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

DISCLAIMER

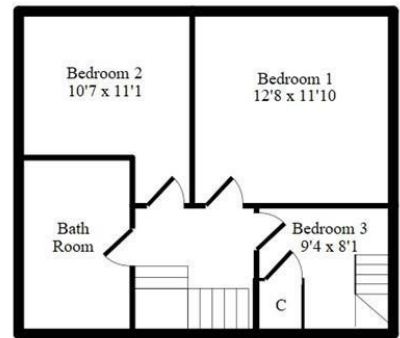
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.



Ground Floor



Second Floor



First Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

