



Hull Road, Skirlaugh, Hull, HU11 5ET

FINE & COUNTRY

AN OUTSTANDING AND HIGHLY IMPRESSIVE DETACHED SELF BUILT PROPERTY OFFERING EXTREMELY HIGH SPECIFICATION ACCOMMODATION THROUGHOUT AND PROVIDES A PERFECT FAMILY HOME



Much thought has been given to the design and layout ensuring the whole family enjoys spacious and contemporary living. The accommodation is set over three floors and briefly comprises entrance hall, sitting room with log burning stove, office/study, beautiful open plan living dining kitchen, the kitchen having a comprehensive range of wall and floor units with quartz preparation surfaces and integrated appliances plus comfortable seating area with multi fuel stove, fabulous dining area with bi-fold doors opening to the garden. WC and personal door access to the garage and further w.c. off the kitchen. Three bedrooms to the first floor with en-suite and doors leading to the sun terrace from bedroom 2 and further en-suite to bedroom 3. Master suite to the second floor with dressing room and en-suite wet room. The entertainment and games room is accessed via a separate staircase from the rear hall. Lots of parking and double garage access. The rear garden has been thoughtfully designed with low maintenance in mind and has been laid to artificial all weather turf, paved patio, composite decking, hot tub and outdoor kitchen. Perfect !!

Location:

This conveniently located village is equidistant to the city of Hull, the market town of Beverley and the holiday resort of Hornsea which are all some eight miles away. There is a regular country bus service and a coastal bus service running between Hull and Bridlington. The village has its own primary and junior schools, local shops, two public houses and a church.

Accommodation:

The accommodation is arranged on the ground and two upper floors and can be seen on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows:

Entrance Hall:

Leading to the ...

Sitting Room:

Log burning stove in an attractive surround, window to the front.

Home Office/Study:

Windows to the front and side.

Living Dining Kitchen:

A simply wonderful social space. The kitchen benefits from a comprehensive range of wall, floor and drawer storage units with quartz preparation surfaces over and high stool breakfast dining. Integrated appliances include double oven, microwave, dishwasher and fridge freezer.





Comfortable seating area with log burning stove and further spacious dining area with bi-folding doors overlooking and leading to the garden. WC off with low flush w.c. and hand wash basin.

Rear Hallway:

With w.c. off. Door giving access to the rear hall with staircase to the games and entertainment room. Personal access door to the double garage 17'9" x 17'1" with electronically operated up and over door, power and light laid on.

WC:

With low flush w.c. and hand wash basin.

First Floor

Landing:

Large walk-in wardrobe.

Bedroom 2:

Double doors leading to the superb outdoor sun terrace taking full advantage of the sunny aspect.

En-suite:

Step in shower enclosure, low flush w.c. and hand wash basin set within vanity furniture, electrically operated mirror.



Bedroom 3:

Window to the front. Door to...

En-suite:

Step-in shower enclosure, low flush w.c. and hand wash basin. Window to the side.

Bedroom 4:

Window to the front.

Bathroom:

Stunning bathroom with tub style bath, low flush w.c. and hand wash basin set within vanity furniture, tiled flooring, spot lighting and window to the rear.

Games Room:

Accessed from the rear hallway. Four Velux roof windows, built-in storage. This is a superb location for entertaining with possible future use as a separate annex.

Second Floor**Master Suite:**

Stunning open plan master suite with four Velux roof windows giving ample natural light. Walk-in en-suite wet room with shower area, low flush w.c. and hand wash basin. Further spacious dressing area with generous storage.

Outside:

Generous off road parking to the front and side with further access to the garage. The rear garden has been thoughtfully designed with a generous area of all-weather artificial lawn, paved patio area with outdoor kitchen, hot tub area and composite decking. Perfect for taking full advantage of the sunny aspect. Wall and fencing to the perimeter provides privacy, timber shed storage also to the rear.

Tenure:

The property is freehold.

Central Heating:

The property has the benefit of gas central heating.

Double Glazing:

The property has the benefit of UPVC double glazing.

Council Tax:

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.*

Fixtures & Fittings:

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.



Disclaimer:

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings:

Strictly by appointment with the sole agents.

Site Plan Disclaimer:

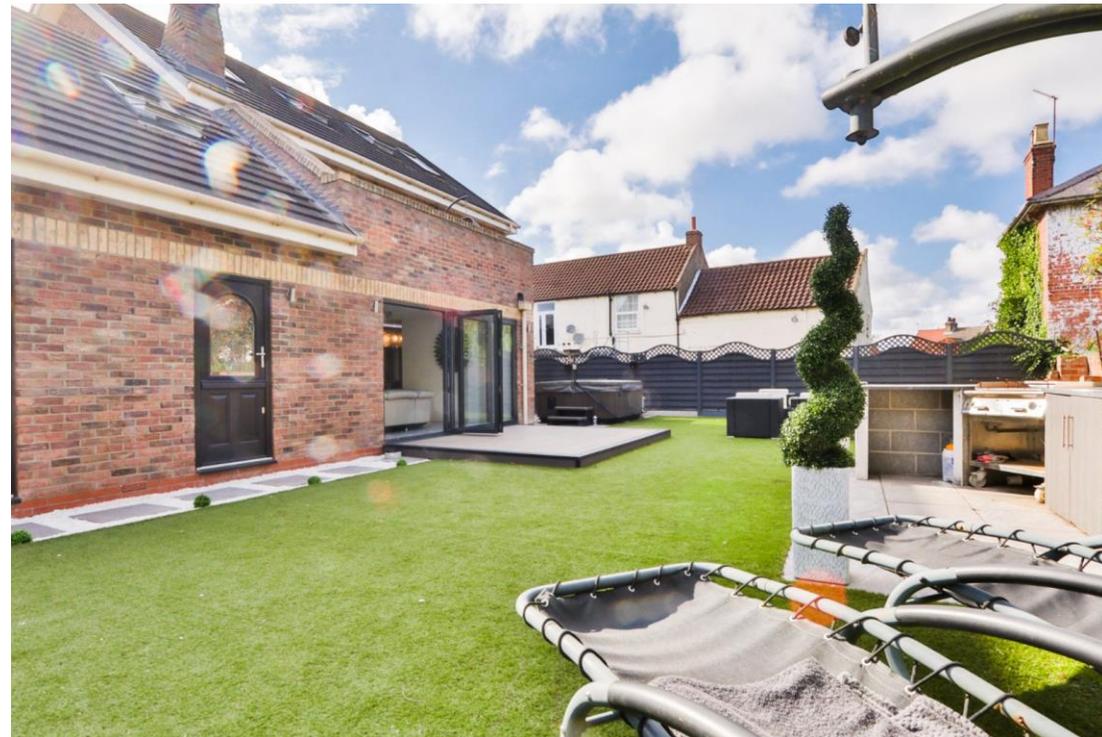
The site plan is for guidance only to show how the property sits within the plot and is not to scale.

Mortgages:

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal:

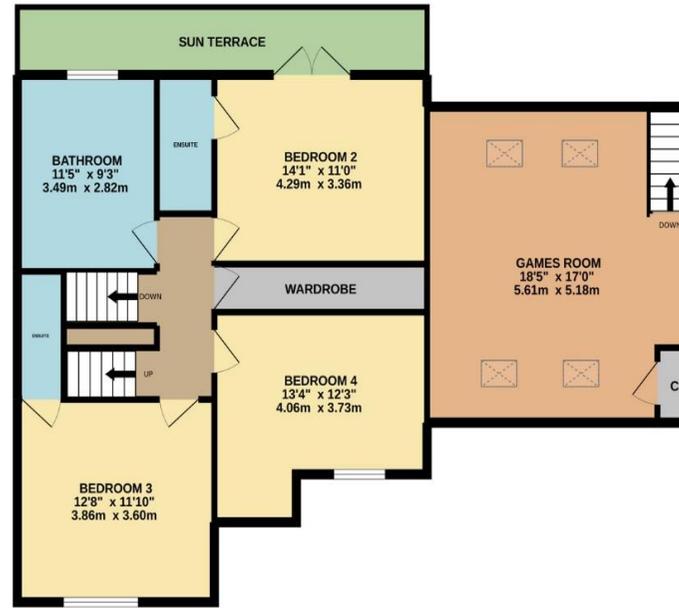
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GROUND FLOOR
1181 sq.ft. (109.7 sq.m.) approx.



1ST FLOOR
1039 sq.ft. (96.6 sq.m.) approx.



2ND FLOOR
482 sq.ft. (44.8 sq.m.) approx.

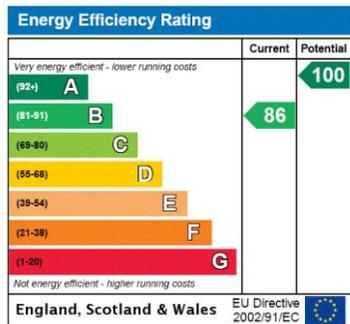


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TOTAL FLOOR AREA : 2703 sq.ft. (251.1 sq.m.) approx.

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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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

