



## Hull Road, Skirlaugh, HU11

**£250,000**

Offers Over

**Tenure:** Freehold, **Bedrooms:** 5

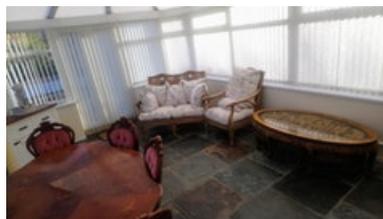
A fantastic and rare opportunity to purchase a modern country cottage that has been kept to the highest standards by the current owner and located in a well-regarded location in Skirlaugh. This property is an ideal family home or for potential business/ development use with its spacious 5

## Key features:

- Open Plan Large Kitchen
- Period features throughout
- 5 bedroom family home
- Large south facing garden
- Driveway and electric gates
- Log burners
- Slate and marble floors
- Spiral staircase
- Rural
- Conservatory
- Investment
- Decking
- Hugh room to extend

## Extra info:

- **Property Age:** 0 years
- **Council Tax:** Band B (£1150.39 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



A fantastic and rare opportunity to purchase a modern country cottage that has been kept to the highest standards by the current owner and located in a well-regarded location in Skirlaugh.

This property is an ideal family home or for potential business/ development use with its spacious 5 bedrooms, a study room, modern freestanding bathroom, an open plan kitchen, and a large conservatory. There is nothing to do other than move straight in with the property benefiting from new central heating, new electrics, new carpets and flooring upstairs, 2 log burners, a gorgeous spiral staircase, all finished with period features!

To the rear of the property, you have a pvc decking area which looks on to beautiful rural views. To the front of the home, there is off-road parking which is protected with an electric gate and consists of a large drive/parking area which is capable of fitting up to 15 cars if needed. To the side of the property there is block paving and a

area which is capable of fitting up to 15 cars if needed. To the side of the property there is block paving and a lawned area.

Viewing is highly recommended in order to appreciate the size and standard of the accommodation on offer.

## Location

Close to the Village of Skirlaugh and 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. The village has its own primary and junior schools, local shops, a local pub and a church.

## Accommodation.

Gas central heating and double glazing, the accommodation is based across two floors.

Hallway 2.00m x 5.28m

Open plan Kitchen 3.68m x 5.28m

Bespoke freestanding wood kitchen Units and worktops with built in appliances, a pantry, and breakfast bar. Double Belfast sink, slate flooring, a log burner, 2 radiators, freestanding cooker, upgraded light fittings and a spiral staircase with french doors to the conservatory, a living room door and door to the side garden.

Living room 6.03m x 2.71m

Original restored beams throughout, exposed brick feature wall and chimney, log burner, marble flooring, aga, 2 radiators, white patio doors leading onto decking area or through to the...

Study 2.28m x 4.03m

Slate flooring, original exposed beams, window with views of open countryside. Stairs leading to first floor, door leading to...

## Bathroom

3.55m x 3.33m

Huge family bathroom with double oak doors, slate flooring continues, freestanding bath and enclosed shower, grey tiled textured feature wall, radiator and Frosted glass window letting in lots of light.

Conservatory 3.68m x 5.38m

Vertical blinds all round, slate flooring, double glazed pvc windows, patio doors leading onto a block paving area.

Bedroom 1 3.68m x 5.38m

Beautiful master bedroom with Spiral staircase, 2 velux windows, exposed brick and beams, a radiator, luxury grey carpet.

## Bedroom 2

2.68m x 3.73m

Large double bedroom wood floors, plenty of storage space, large window.

## Bedroom 3

2.31m x 3.11m

Large double bedroom with wood floors and views looking onto untouched countryside.

Bedroom 4

3.03m x 2.71m

Velux roof window, Grey carpet, recess for additional storage.

Bedroom 5

2.68m x 2.71m

Grey carpets, 2 windows

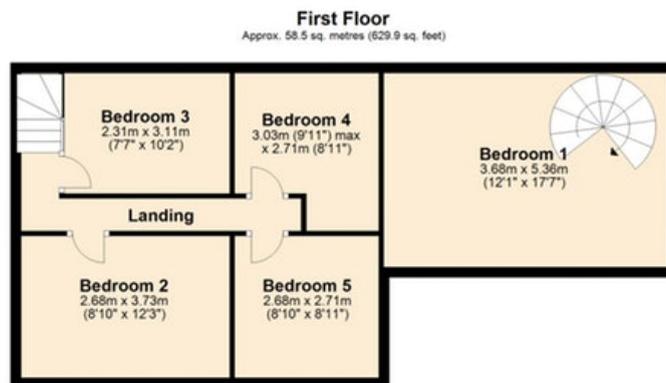
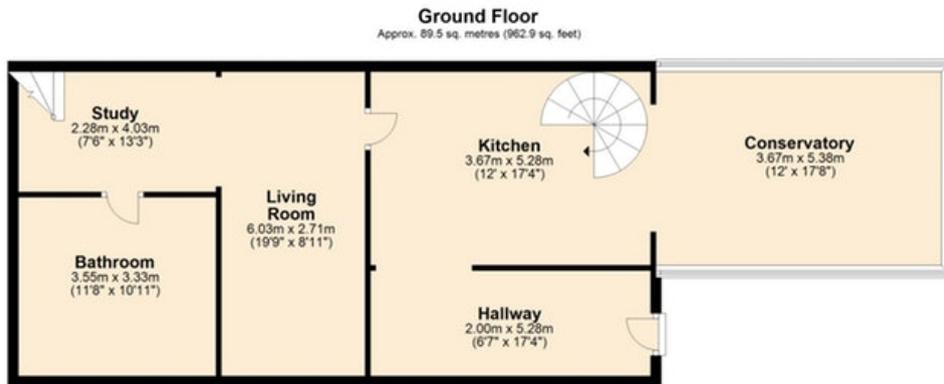
Outside

The house is approached through wrought iron electric entrance gates complimented with statement posts, which opens up onto a large concrete driveway to the front of the property.

The SOUTH FACING side garden has two block paving areas for entertaining, storage shed, lawns with planted hedges all around and flower beds looking onto the open fields.

The rear garden has a raised decking area and pathway from the patio doors, two tier plant beds with cotswold cream stones.

## Floor plan:



Total area: approx. 148.0 sq. metres (1592.8 sq. feet)

## Energy Performance Certificate:

**Energy Performance Certificate**  HM Government

**Homelea Cottage, Hull Road, Skirlaugh, HULL, HU11 5AE**

**Dwelling type:** Semi-detached house      **Reference number:** 8620-7529-6600-7855-6292  
**Date of assessment:** 15 January 2020      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 15 January 2020      **Total floor area:** 132 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,904</b>
<b>Over 3 years you could save</b>	<b>£ 492</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 264 over 3 years	£ 264 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white;"> <p style="text-align: center; margin: 0;">You could save £ 492 over 3 years</p> </div>
<b>Heating</b>	£ 2,373 over 3 years	£ 1,881 over 3 years	
<b>Hot Water</b>	£ 267 over 3 years	£ 267 over 3 years	
<b>Totals</b>	<b>£ 2,904</b>	<b>£ 2,412</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p>Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #4caf50; color: white; text-align: center; padding: 2px;">(92 plus) <b>A</b></td> <td style="background-color: #8bc34a; color: white; text-align: center; padding: 2px;">(81-91) <b>B</b></td> <td style="background-color: #ffc107; color: white; text-align: center; padding: 2px;">(69-80) <b>C</b></td> <td style="background-color: #ffc107; color: white; text-align: center; padding: 2px;">(55-68) <b>D</b></td> <td style="background-color: #ffc107; color: white; text-align: center; padding: 2px;">(39-54) <b>E</b></td> <td style="background-color: #ffc107; color: white; text-align: center; padding: 2px;">(21-38) <b>F</b></td> <td style="background-color: #ffc107; color: white; text-align: center; padding: 2px;">(1-20) <b>G</b></td> </tr> </table> <p style="font-size: x-small; margin-top: 2px;">Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; padding: 2px;">Current</td> <td style="border: 1px solid black; padding: 2px;">Potential</td> </tr> <tr> <td style="border: 1px solid black; text-align: center; padding: 5px;">71</td> <td style="border: 1px solid black; text-align: center; padding: 5px;">83</td> </tr> </table>	Current	Potential	71	83	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>							
Current	Potential												
71	83												

**Top actions you can take to save money and make your home more efficient**

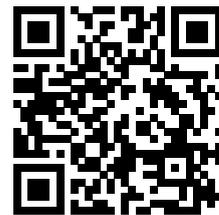
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 378
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 114
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,026

To receive advice on what measures you can take to reduce your energy bills, visit [www.simplesenergyadvice.org.uk](http://www.simplesenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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