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Lambwath Villas Skirlaugh Hull, HU11 5DS

Situated in the charming village of Skirlaugh, Hull, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. This true bungalow features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retirement.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and character, providing an inviting space for relaxation or entertaining guests. The stylish kitchen is a standout feature, designed with modern aesthetics and functionality in mind, ensuring that meal preparation is a pleasure.

The property boasts low-maintenance gardens, allowing you to enjoy the outdoors without the burden of extensive upkeep. This is particularly appealing for those with a busy lifestyle or those who prefer to spend their time enjoying the local surroundings rather than tending to a large garden.

Situated close to local amenities, residents will benefit from easy access to shops, cafes, and essential services, enhancing the overall convenience of this lovely home. Whether you are looking to downsize or simply seeking a tranquil retreat in a friendly community, this bungalow offers a wonderful opportunity to embrace a comfortable lifestyle in a picturesque setting. Don't miss the chance to make this charming property your own. Must be viewed to truly appreciate!

Council Tax: A, EPC: D, Tenure: Freehold

£170,000

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Entrance Porch

Brick built entrance porch with double glazed door and two steps to the door.

Living Room

10'10" x 12'5" (3.32 x 3.81)

The log burner stove is the feature of this bright airy room with a window overlooking the front garden. Coved ceilings and carpeted flooring adds style to this room. Door leading to the entrance porch.

Kitchen

9'10" x 7'3" (3.00 x 2.22)

Stylish, light, kitchen with plenty of wall and base units complimented by granite effect laminate work surfaces. It boasts a sink unit and drainer plus a mixer tap as well as an electric oven and hob. Part tiled walls also vinyl flooring adds to the décor of the room.

Hall

6'4" x 3'10" (1.95 x 1.19)

Laminate effect vinyl flooring plus a radiator with doors leading to the bedroom, dining room, bathroom, and staircase leading to the loft area.

Ground Floor Bedroom

11'5" x 9'1" (3.48 x 2.78)

A window overlooking the front garden creating a bright airy room with an understairs cupboard providing ample storage space. Carpeted flooring and a radiator compliment this spacious room.

Dining room / Bedroom 2

10'6" x 8'6" (3.21 x 2.61)

Vinyl flooring plus patio doors leading to the sun room. Currently used as a dining room.

Sun Room

8'6" x 8'10" (2.61 x 2.71)

Cosy warm room for relaxation with windows looking onto the rear garden. Vinyl flooring with wooden door leading to the patio area of the garden.

Bathroom

6'4" x 5'4" (1.94 x 1.63)

White panelled bath with shower over the bath and shower screen. Tiled flooring plus tiled walls compliment this room. It boasts a heated towel rail, low level W.C as well as a hand wash basin.

Loft area

16'9" x 9'10" o 13'1" (5.12 x 3.04)

Accessed by a staircase leading from the hall. Velux window creates a bright space with carpeted flooring. Door to access the loft eave.

Loft Eave

Door from loft area gives access to the eave where the boiler is housed.

Front Garden

Mainly paved with gravel borders and path leading to the rear garden. Fenced boundary with gate.

Rear Garden

Mainly lawn with decked area at the rear of the lawn. Fenced patio from the sun room. Garden shed plus path leading to the side door. Fenced boundaries complimented with mature shrubbed borders.

About Us

Now well established, our sales team at HPS Estate Agents 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.

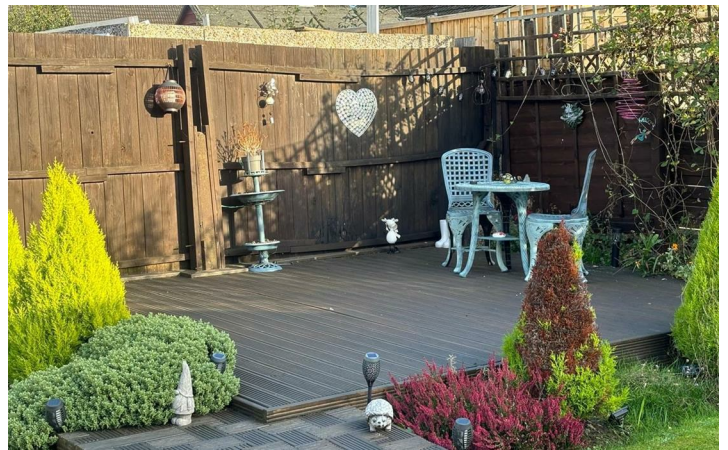
Disclaimer

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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- Key ready true bungalow
- Quiet residential street
- Cosy sun room with views of rear garden
- Regular bus service to Hull and Hornsea
- Low maintenance gardens with decking and patio area
- Chain free property
- Close to Beverley, Hull and Hornsea
- Good sized bedrooms
- Staircase leading to loft space
- Many amenities in the village



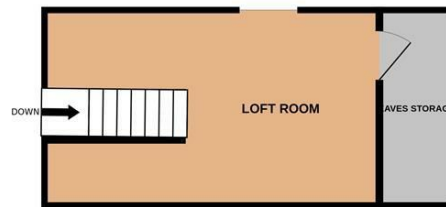


Floor Plan

GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
172 sq.ft. (16.0 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) 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		78
		65	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 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		