Phone: 01964 533343
Email: info@hpsestateagents.co.uk

HPS
ESTATE AGENTS









Leys Lane

Skipsea, YO25 8SL

Hidden in the charming village of Skipsea, this beautifully renovated bungalow on Leys Lane offers a perfect blend of modern comfort and rustic charm. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat.

As you enter, you are welcomed into a spacious open-plan living area that seamlessly combines the living, dining, and newly fitted kitchen spaces. This layout not only enhances the flow of natural light but also creates an inviting atmosphere for entertaining guests or enjoying quiet evenings at home. The kitchen is designed with ample space, making it a joy for any home cook.
The bungalow features a stylish bathroom equipped with a walk-in shower, providing a touch of luxury and convenience. The low-maintenance gardens surrounding the property are designed in a rustic style, offering a serene outdoor space to relax and unwind without the burden of extensive upkeep.
This property is a true gem, having been totally renovated to meet modern standards while retaining its character. Whether you are looking for a permanent residence or a holiday home, this bungalow in Skipsea is a delightful option that promises comfort and tranquillity. Don't miss the opportunity to make this charming property your own.

Viewing highly recommended to truly appreciate all this lovely home has to offer!!

EPC- D- Tax Band- B - Tenure- Freehold

£220,000

Entrance Area
Double glazed door with opaque glazing creating natural lighting. Carpeted flooring leading into open plan living, dining, kitchen.

Family Room
20'11" x 14'9" (6.4 x 4.5)
Delightful open plan living area boasting kitchen diner and family room creating a stylish liiving area.

Living area
Carpeted flooring with double glazed window overlooking the front garden. Feature of the area is the wood burning stove dressed with oak mantel and slate hearth.

Kichen/Dining Area
Beautifully designed kitchen diner boasting ample wall and base units fitted with an American style fridge freezer. Integrated slimline dishwasher and washing machine. Induction hob, splashback as well as an extractor hood, plus Neff hide and slide electric built in oven. Laminate work surfaces plus sink unit complimented by a mixer tap. Laminate flooring also LED lighting adding style to this spacious area. Patio doors leading into the rear garden. Window and and patio doors are fitted with a sliding insect screen.

Bedroom1
11'9" x 10'2" (3.6 x 3.1)
Window to front aspect,oak door, carpeted flooring plus a radiator. Doorway leading to the dressing room.

Dressing Room
6'10" x4'7" (2.10 x1.40)
Window to front aspect. Carpeted flooring and consumer unit.

Hall
8'2" x 3'3" (2.50 x 1.0)
Carpeted flooring plus access to loft space. Oak door to storage cupboard. Leads to bathroom and bedroom 2.

Bedroom 2
10'9" x10'5" (3.30 x3.20)
Window to rear aspect. plus oak door, carpeted flooring and a radiator. Access to loft space.

Bathroom
8'2" x 7'2" (2.50 x 2.20)
Step in double end shower cubicle complimented with porcelian tiled walls and a rainfall shower. Vanity unit plus base units creating plenty of storage. Porcelian sink boasting waterfall mixer tap. Cushioned flooring as well as a leated towel rail radiator adding style and decor to this practical room.

Loft space
Loft accessed from the hall. Boarded loft and lighting plus wooden retractable steps for easy access.

Front Garden
Wooden sleepers create low maintenance raised beds adding rustic charm to the front. Paved pathway leading from the drive to the front door. Pebbled area adds style to the tastefully deigned space. Gate to the side allowing access to rear garden.

Rear Garden
Beautiful low maintenance garden with many features and areas to relax. Sleepers define the main area boasting pavers and pebbled design leading to the a garden storage shed, workshop with lighting and electrics and summer house. Shrubs add colour to this wonderful garden area. Fenced boundaries offer privacy. Electric points and water supply to the rear garden.

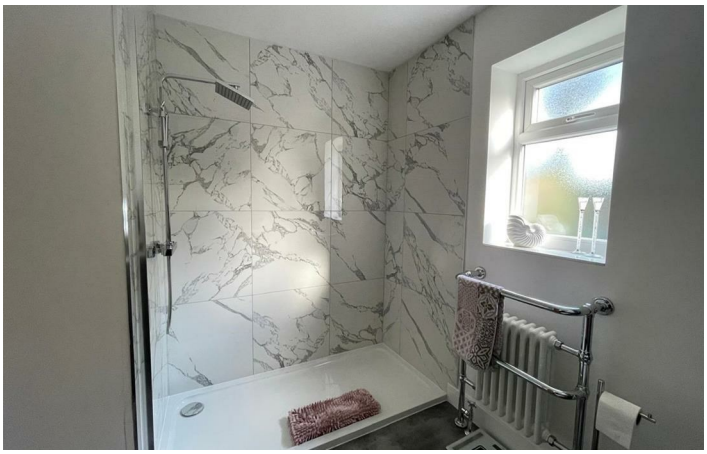
Disclaimer
Laser Tape Clause - Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

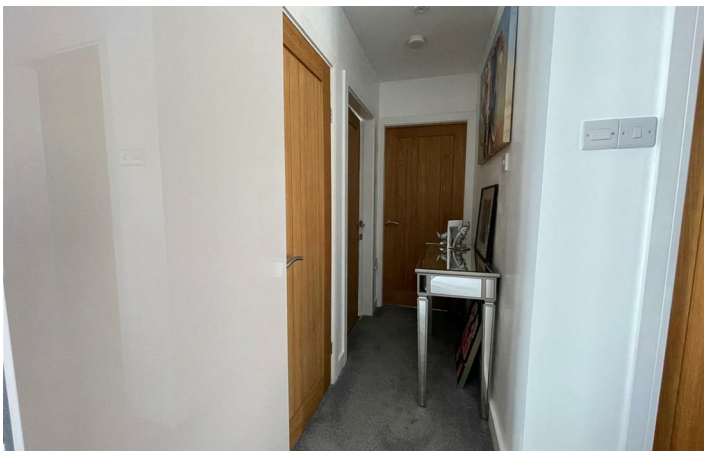
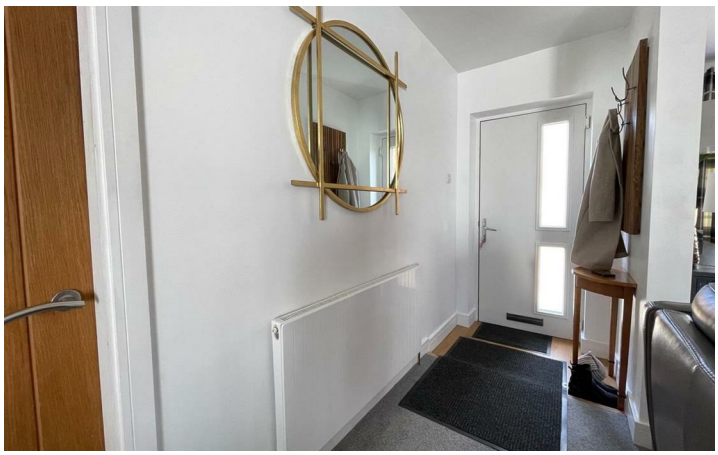
Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

- Newly fitted kitchen boasting integrated appliances
- Rustic low maintaince gardens to front and rear
- Ground floor bathroom walk in double end shower plus ample storge and vanity units
- New Oil fired boiler central heating system plus oil tank
- Stylish open plan living area boasting a wood burning stove
- Off street parking
- Good sized bedrooms one with dressing area
- Loft boarded plus wooden steps for easy access
- Located in a quiet lane leading to open fields
- Viewing highly recommended to truly appreciate this charming true bungalow







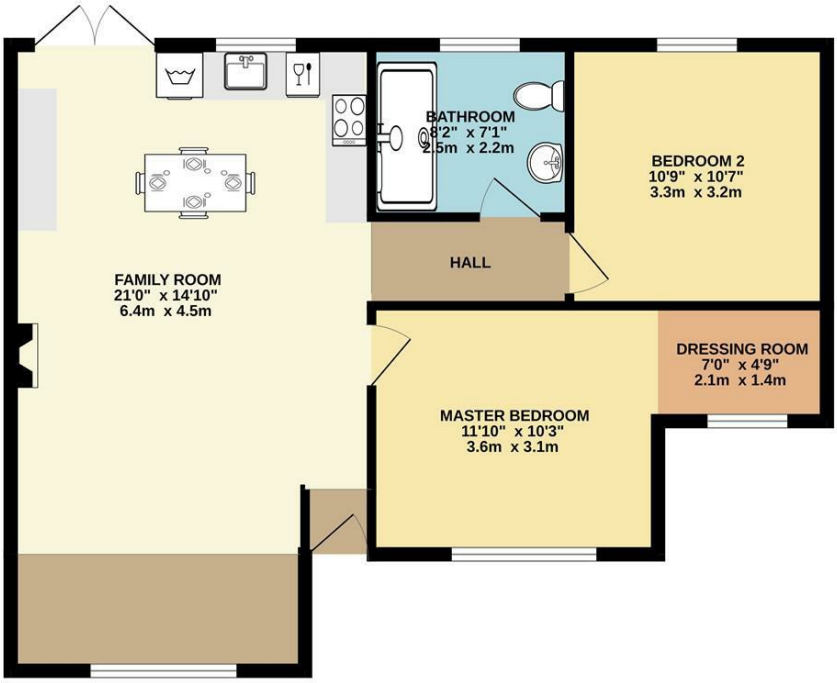







Floor Plan

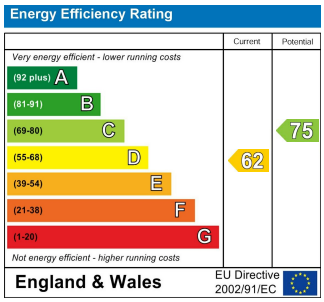
GROUND FLOOR
724 sq.ft. (67.2 sq.m.) approx.

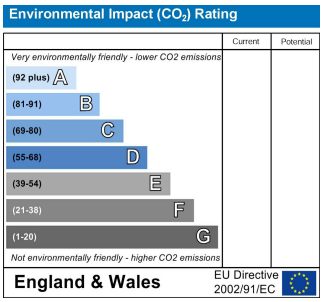


TOTAL FLOOR AREA : 724 sq.ft. (67.2 sq.m.) approx.

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.
Made with Metropix ©2026

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





2-4 Newbegin, Hornsea, East Riding of Yorkshire, HU18 1AG
t. 01964 533 343 | e. info@hpsestateagents.co.uk
www.hpsestateagents.co.uk