



**2 Cobble Cottages, Bridlington Road**  
**Skipsea, Driffield, East Yorkshire YO25 8TJ**  
**Offers over £230,000**

**WP** WOOLLEY  
& PARKS

\*\*\*CHARMING COTTAGE WITH AN IMPRESSIVE GARDEN AND OUTBUILDINGS\*\*\*360° VIRTUAL TOUR AVAILABLE ONLINE\*\*\*

This beautifully maintained and lovingly updated cottage is an absolute must see. Having been restored and enhanced by the current owners to provide a warm and inviting home that would suit any buyer. Deceptively spacious and immaculately kept with an open plan lounge/dining room complete with exposed beams and log burning stoves, fitted kitchen and hugely versatile office all to the ground floor with three bedrooms and family bathroom to the first all boasting quality built in storage. Externally the property continues to deliver with an impressive enclosed garden, three cobble stone outbuildings and coal/log store. Located within the popular village of Skipsea benefiting from amenities on the doorstep plus the neighbouring towns of Hornsea, Bridlington and Driffield all within easy access. This unique cobble fronted home is sure to be in high demand so early viewings highly recommended.



### Lounge/Dining Room

25'7" x 13'2" (7.82m x 4.03m )

Spacious and naturally light open plan living space with double glazed windows and stylish composite door to front elevation, attractive exposed beams throughout. The open plan space offers both lounge and dining areas both boasting log burning stoves with charming exposed brickwork, central heating radiators throughout and fitted carpets.

### Kitchen

12'9" x 7'9" (3.91m x 2.38m )

Farmhouse style kitchen offering a comprehensive range of wall, base and drawer units in a soft coloured finish with contrasting work surfaces and tiled splash backs, inset Belfast sink with drainer and mixer tap over, integral double oven and four ring ceramic hob with further space and plumbing for free standing appliances, double glazed window and external door to rear elevation, exposed beams and stoned flagged flooring.

### Office

11'10" x 7'6" (3.61m x 2.31m )

Hugely versatile living space currently used as a home office with double glazed window and external door to rear elevation, turn flight staircase leading to first floor accommodation with continued exposed beams , central heating radiator and fitted carpets.

### First Floor Landing

6'0" x 2'7" (1.84m x 0.81m )

Split level landing with central heating radiator and fitted carpets,

### Main Bedroom

12'5" x 13'1" (3.80m x 3.99m )

Generous sized main bedroom with double glazed window to front elevation, double door built in wardrobe, central heating radiator and fitted carpets.

### Bedroom Two

10'7" x 13'0" (3.23m x 3.98m )

A further good sized double bedroom with built in

storage plus sliding door wardrobes, double glazed window to front elevation, central heating radiator and fitted carpets.

### Bedroom Three

12'7" x 7'9" (3.86m x 2.37m )

Third spacious double bedroom currently used as a home office again benefiting from built in shelved cupboard housing electric boiler, double glazed window to rear elevation, central heating radiator and fitted carpets.

### Family Bathroom

8'10" x 7'8" (2.71m x 2.34m )

Modern fitted shower room comprising wet walled shower cubicle complete with electric powered shower over, vanity style unit incorporating hand wash basin and storage with low flush w/c, partially tiled walls, wall mounted chrome heated towel rail and tiled effect flooring.

### External

An impressive enclosed garden to the rear having been mainly laid to lawn with well stocked and decorative borders, gravelled patio area, timber fenced surround and gated side access.

### Outbuildings

The property enjoys a series of cobble stone outbuildings with power supply and light plus further log/coal store.

### Council Tax

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band B.

### Tenure

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

### 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 Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

### Draft Details:

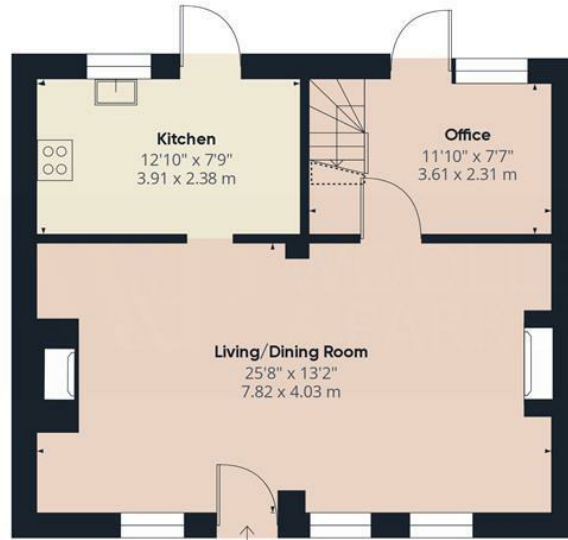
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.

### Virtual Viewing/Videos

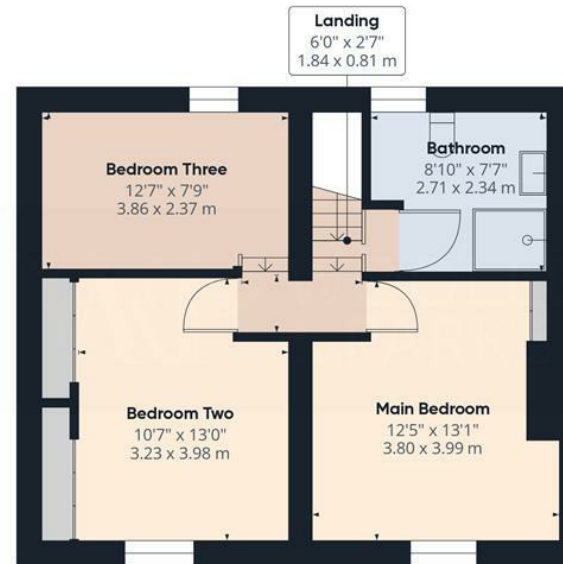
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1006.04 ft<sup>2</sup>  
93.46 m<sup>2</sup>

Reduced headroom

5.33 ft<sup>2</sup>  
0.49 m<sup>2</sup>

(1) Excluding balconies and terraces

⌄ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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