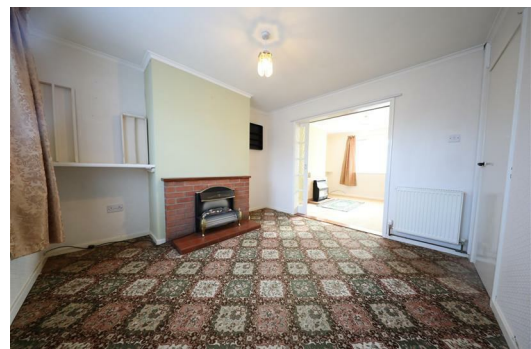




SYMONDS + GREENHAM

Estate and Letting Agents



9 Lambwath Villas, Hull, Yorkshire HU11 5DS **Offers over £130,000**

THREE BED END OF TERRACE HOME OCCUPYING A LARGE PLOT IN THE DELIGHTFUL VILLAGE OF SKIRLAUGH!

This semi-detached home would be perfect for a family or a first time buyer looking for a lovely home to make their own. The property is located in the village of Skirlaugh close to well regarded schools and local amenities with good transport links to the market town of Beverley which is home to supermarkets, restaurants and a cinema. The property occupies a large plot providing the potential purchaser with generous gardens to the front and rear as well as a side drive and garage providing off-street parking. Internally the property requires some cosmetic improvements and internally briefly comprises entrance hall, living room, dining room, kitchen, utility room, two double bedrooms, a single third bedroom and a bathroom.

HOUSES IN THIS LOCATION ARE RARELY AVAILABLE...BOOK YOUR VIEWING ASAP!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor, door to living room and door to kitchen

LIVING ROOM

12'8 max x 11' max (3.86m max x 3.35m max)

with sliding doors to...



DINING ROOM

10'11 max x 10'10 max (3.33m max x 3.30m max)

with door to...



KITCHEN

11' max x 7'8 max (3.35m max x 2.34m max)

with base level unit, eye level unit, stainless steel sink and drainer unit, storage cupboard, space for free standing cooker and door to...



UTILITY

with plumbing for washing machine and door to rear garden

FIRST FLOOR

BEDROOM 1

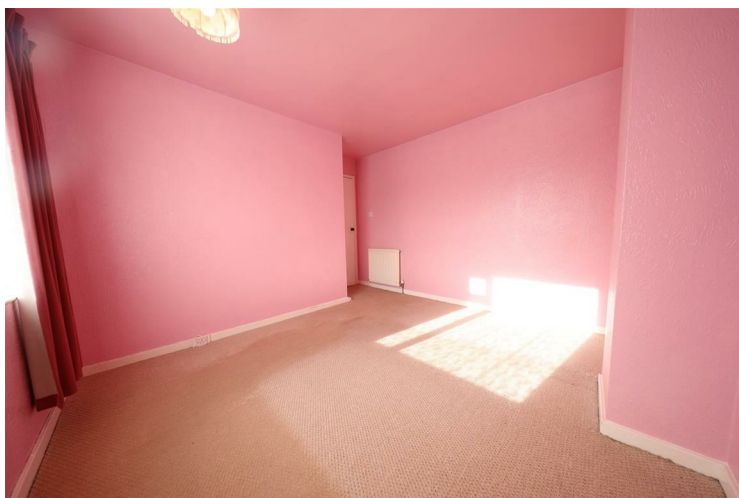
12'3 max x 11' max (3.73m max x 3.35m max)

with storage cupboard



BEDROOM 2

12'3 max x 11'1 max (3.73m max x 3.38m max)



BEDROOM 3

8'9 max x 7'10 max (2.67m max x 2.39m max)
with storage cupboard



COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band B.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

BATHROOM

With high-level WC, and basin, panel bath, tiled to splashback areas.



OUTSIDE

The front garden is mainly laid to lawn with some low maintenance shrubbery and a side drive leading to the garage. The rear garden is mainly laid to lawn with an area laid with gravel and a brick outhouse.



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

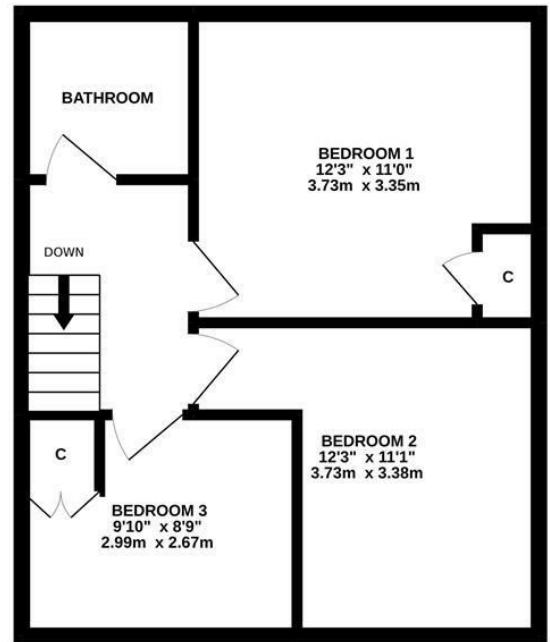
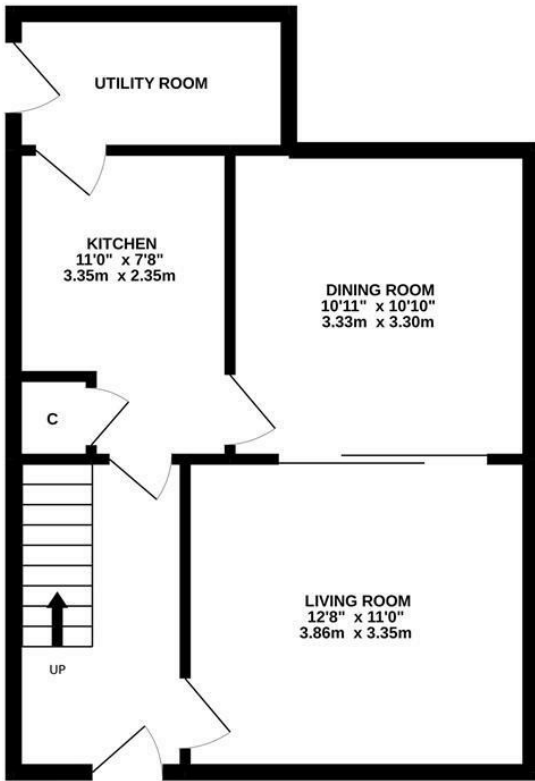
The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold.

GROUND FLOOR
456 sq.ft. (42.3 sq.m.) approx.

1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.2 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.
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Energy Efficiency Rating	
Current	Potential
	82
Very energy efficient - lower running costs	
(82 plus) A	
(81-81) 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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(81-81) 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

