



Rowan Trees  
Hornsea Road  
Skipsea, YO25 8ST

ASKING PRICE OF

**£400,000**

4 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456





Garden

 4    3    0    Off Road Parking    Biomass Central Heating

## Rowan Trees, Hornsea Road, Skipsea , YO25 8ST

Located within a semi-rural setting on a good sized plot which benefits not only from excellent off-street parking and a double garage but also has tremendous gardens to the rear which are extensive and enclosed.

**One word can sum up this property over and above its counterparts and that is .. SPACE!**

With over 2500 sq ft of accommodation 'Rowan Trees' provides an exceptional level of accommodation which offers versatility as well as scope for improvement and customisation to the buyers own requirement. The ground floor, in particular, features a main living room which is easily described as large and would no doubt appeal to buyers who are keen on entertainment. The remaining accommodation on the ground floor features a large reception entrance plus additional inner hall which could easily be used as a dedicated dining room though the kitchen also offers ample space to dine. The ground floor accommodation is rounded off with an additional

reception room, ideal for an office or even extra bedroom.

The first floor includes three good sized bedrooms, house bathroom and additional shower room. An additional feature of this property are its eco credentials. The vendors have thoughtfully installed biomass central heating to add energy efficiency and lower the property's impact on the environment.

### SKIPSEA

Briefly the amenities in Skipsea include a general store, post office, fried fish shop, public house, school, village hall and church.





Entrance



Reception Hall



Main Inner Hallway



Kitchen

## Accommodation

### RECEPTION HALL

14' 4" x 10' 10" (4.37m x 3.31m)

With doors leading into the garage. Radiator.

Additional door leading into:

### MAIN INNER HALLWAY

20' 1" x 10' 4" (6.13m x 3.17m)

Definitely a room in its own right and having the potential to be utilised as a formal dining space. Large built-in storage cupboard. Staircase leading off to the first floor. Radiator.

Opening into:

### KITCHEN/DINING ROOM

26' 1" x 13' 0" (7.96m x 3.98m)

Especially light and airy by virtue of dual windows and fitted with a range of modern kitchen units finished with walnut wood doors with acrylic finish and complimentary worktops. Fitted breakfast bar and integrated appliances along with inset sink, base cupboard and ceiling spotlights. Radiator.

### LOUNGE

28' 5" x 20' 10" (8.68m x 6.36m)

Put simply, this is a stunning room offering plenty of space with

dual aspect windows. Feature fireplace with mantelpiece and two windows plus French doors leading to a rear porch.

### STUDY/BEDROOM 3

12' 7" x 12' 1" (3.85m x 3.69m)

Currently been used as a Study but has the potential to be multiple rooms including a bedroom on the ground floor. Fitted range of wardrobes and cupboards. Radiator.

### REAR PORCH

With door to the exterior and side window.

### CLOAKROOM/WC

With low level WC and wash hand basin. Radiator.

### FIRST FLOOR LANDING

Particularly spacious landing. Radiator.

### BEDROOM 1

14' 11" x 14' 5" (4.55m x 4.41m)

With dual side windows and ceiling spotlights. Radiator.

Door opening into:

### WALK-IN WARDROBE





Kitchen/Dining Room



Dining Room



Lounge



Study/Bedroom

## BEDROOM 2

13' 11" x 13' 4" (4.25m x 4.08m)

With range of fitted wardrobes, cupboards, drawers and shelves. Radiator.

## BEDROOM 4

With fitted wardrobes. Radiator.

## BATHROOM

Featuring a modern four-piece suite comprising low level WC along with his and hers wash hand basins set within a vanity unit, panelled bath and corner glass shower enclosure with double doors. Sloped panelled ceiling and Velux style window.

## SHOWER ROOM

Comprising wash hand basin set within a vanity unit. Walk-in large shower area with glass side screen. Cladded walls. Radiator.

## OUTSIDE

The property is well set back from the road behind an attractive expanse of mature front garden. There is vehicle access leading down the side of the property via a block paved drive. The gardens are particularly generous, being predominantly laid to lawn whilst also having mature borders

to the sides. The driveway provides extensive parking for multiple vehicles and leads to an attached integrated double garage.

## DOUBLE GARAGE

21' 3" x 14' 11" (6.48m x 4.55m)

The garage houses a range of kitchen units including wall mounted single cupboard and also houses the biomass boiler. Space for a washing machine and dryer.

## FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 224 square metres.

## CENTRAL HEATING

The property benefits from biomass central heating to radiators. The boiler also provides domestic hot water.

## DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

## TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.





Cloakroom/WC



Bedroom



Dressing Room



Bedroom

## SERVICES

Mains water, electricity and drainage.

## COUNCIL TAX

Band E.

## ENERGY PERFORMANCE CERTIFICATE

Rating E.

## NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

## VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS





Bedroom



Bathroom



Shower Room



Garden



Garden



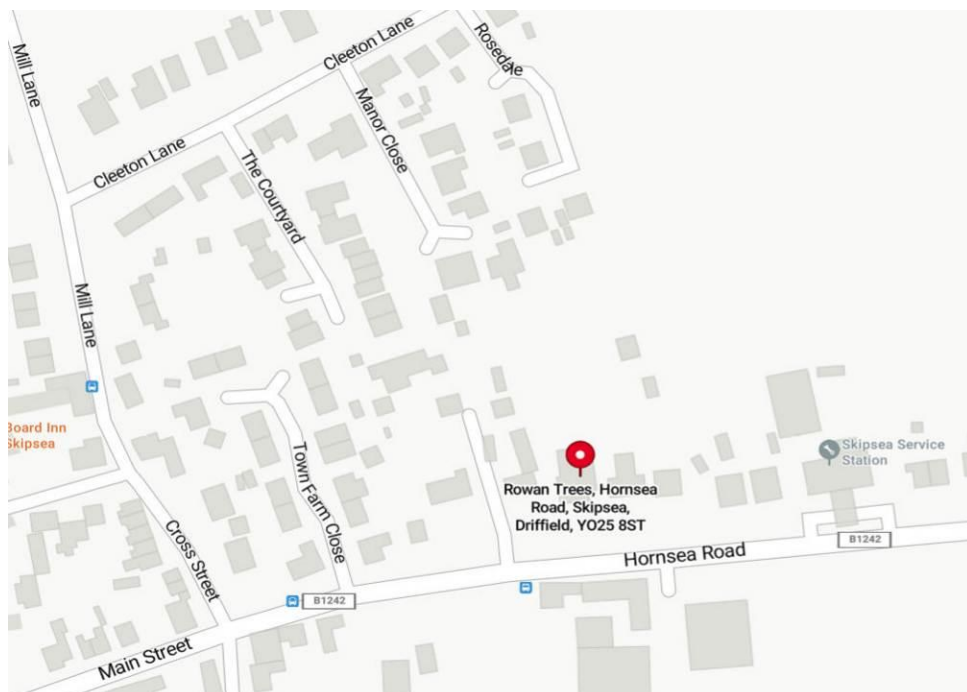




The stated EPC floor area, (which may exclude conservatories),  
is approximately 224 sq m



Rowan Trees, Hornsea Road, Skipsea









# Why Choose Ulllyotts?



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- ✓ **Dedicated Teams**  
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**  
Ulllyotts guarantee that we will never be beaten on fees.
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Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**  
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.



# Testimonials

*Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.*

*Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.*

*A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.*

*The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team.*

*From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale.*

*A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job!*



# ■ Ulllyotts ■

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