



1 Derwent Road
Skelton, TS12 2HW

£155,000

Energy Rating : E



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Description

Set within a generous sized and extremely private corner plot, this outstanding Three Bedroom Bay Fronted Semi-Detached House most definitely merits your time for an early viewing. The current owner has extensively upgraded this lovely home over the last two years to an exceptionally high standard with notable features to include a new gas combination boiler (installed in 2023), uPVC double glazing, a new fitted kitchen with a built-in oven and hob, a second reception room to the rear directly accesses the rear garden via french doors (features a small pond), a new bathroom, there are new internal doors, some new flooring, new downstairs storage units, a new loft ladder and a new summerhouse in the private front garden that is a real suntrap. The property is within comfortable walking distance of the village centre with its cafes, pubs, bistro, bus services, post office, pharmacy and supermarket shopping. The health centre and library are also only minutes away. Coastal areas and lovely walks are also within easy reach as are the North Yorkshire Moors. This property must be viewed to be fully appreciated so please call us now to arrange your viewing as it is ideal for couples and families.

Accommodation

Hallway

Composite entrance door, radiator, downstairs cupboard and a range of downstairs storage units.

Lounge 14' 8" x 14' 1" (4.47m x 4.29m)

Front aspect upvc double glazed window, double radiator and a log burner.

Dining Room 9' 11" x 9' 11" (3.02m x 3.03m)

Radiator and upvc double glazed double opening french doors which give direct access to the rear garden.

Kitchen 11' 0" x 10' 0" (3.36m x 3.05m)

Modern range of wall and base units with cupboards, drawers and quartz style worktops. Built in induction hob with a chrome extractor hood over and a built in fan assisted electric oven. Coloured unit with a mixer tap, breakfast bar, plumbing for a dishwasher, rear aspect upvc double glazed window with a lovely view over the garden and an downstairs cupboard. Connecting door to a covered passageway.

Covered Passageway

Two outbuildings, one houses the tumble dryer and is plumbed for a washing machine. Front and rear access doors to the outside.

First Floor

Landing

Upvc double glazed window, loft ladder which gives access to a insulated and partially boarded loft space.

Bedroom 1 13' 10" x 13' 0" (4.22m x 3.95m)

Front aspect upvc double glazed bay window and radiator. Sliding barn style door which gives access to a shelved utility area that is presently used as a craft area.

Bedroom 2 10' 0" x 9' 11" (3.06m x 3.02m)

With lovely roof top views over the village towards the countryside and sea from the upvc double glazed window. Radiator. Built in wardrobe which houses the gas combination boiler, (new in 2023).

Bedroom 3 7' 11" x 6' 11" (2.42m x 2.10m)

Upvc double glazed window and radiator.

Bathroom

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Contemporary white suite comprising of a deep tub bath with an electric shower over with a curtain and rail. Wash hand basin with vanity cupboards below, part tiled walls, extractor unit, upvc double glazed window and radiator.

Separate WC

White low flush wc, part tiled walls and a upvc double glazed window.

Externally

The property occupies a generous corner plot and affords a high degree of privacy as it is not directly overlooked at the rear.

Gardens

The property occupies a downward sloping site so steps down to areas of lawn, area of astroturf, it is south facing making it a sun trap and set behind high privet hedge which affords a high degree of privacy. Incorporated in the garden are conifers, patio area, planting and a summerhouse which is a lovely space to enjoy. The enclosed rear garden is over two levels with a small pond, lawn, rockery, hedging, lovely views towards woodland and the sea and there is a bed or polar/white stones

Council Tax Band

Council tax band:- B

Energy Performance Certificate

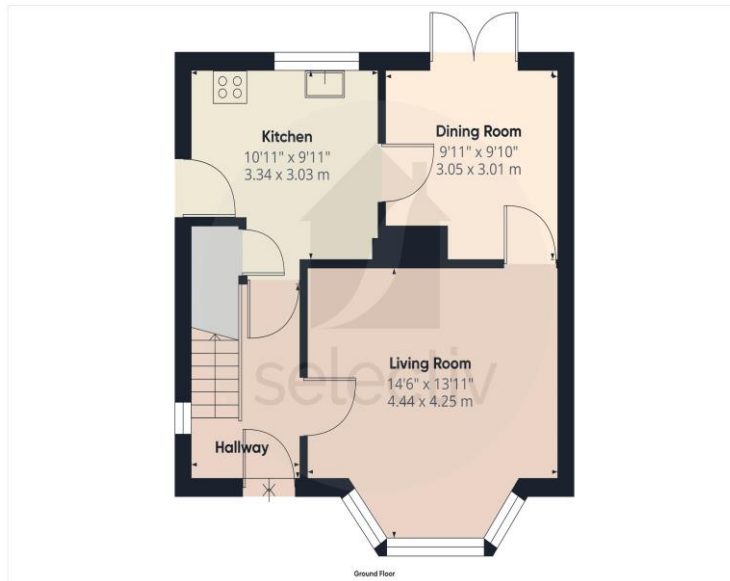
A full Energy Performance Certificate is available upon request.

Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Agent Notes

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



Energy rating and score

This property's energy rating is E. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing Arrangements

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.