



Philip Bannister  
Estate & Letting Agents  
**For Sale**  
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HUNTER GARTH

**Hunter Garth, 63**  
**Main Street | Skidby | HU16 5TZ**

# Hunter Garth, 63 Main Street, Skidby

*NO CHAIN AND RARELY AVAILABLE HAVING NOT BEEN OFFERED TO THE MARKET SINCE CIRCA 1977 - Hunter Garth is a beautifully restored period home located in the heart of Skidby. This stunning four-bedroom property has been updated for modern living whilst retaining it's charm from its original construction.*

*The house boasts two formal reception rooms, perfect for entertaining guests. The quality fitted kitchen opens onto a cosy breakfast room. The garden room is ideal for the summer months, allowing for a light and airy space to relax and unwind.*

*There are two beautifully appointed bath/shower rooms, allowing for ample facilities for family or guests. The bedrooms are all of generous proportions and come with quality fitted wardrobes.*

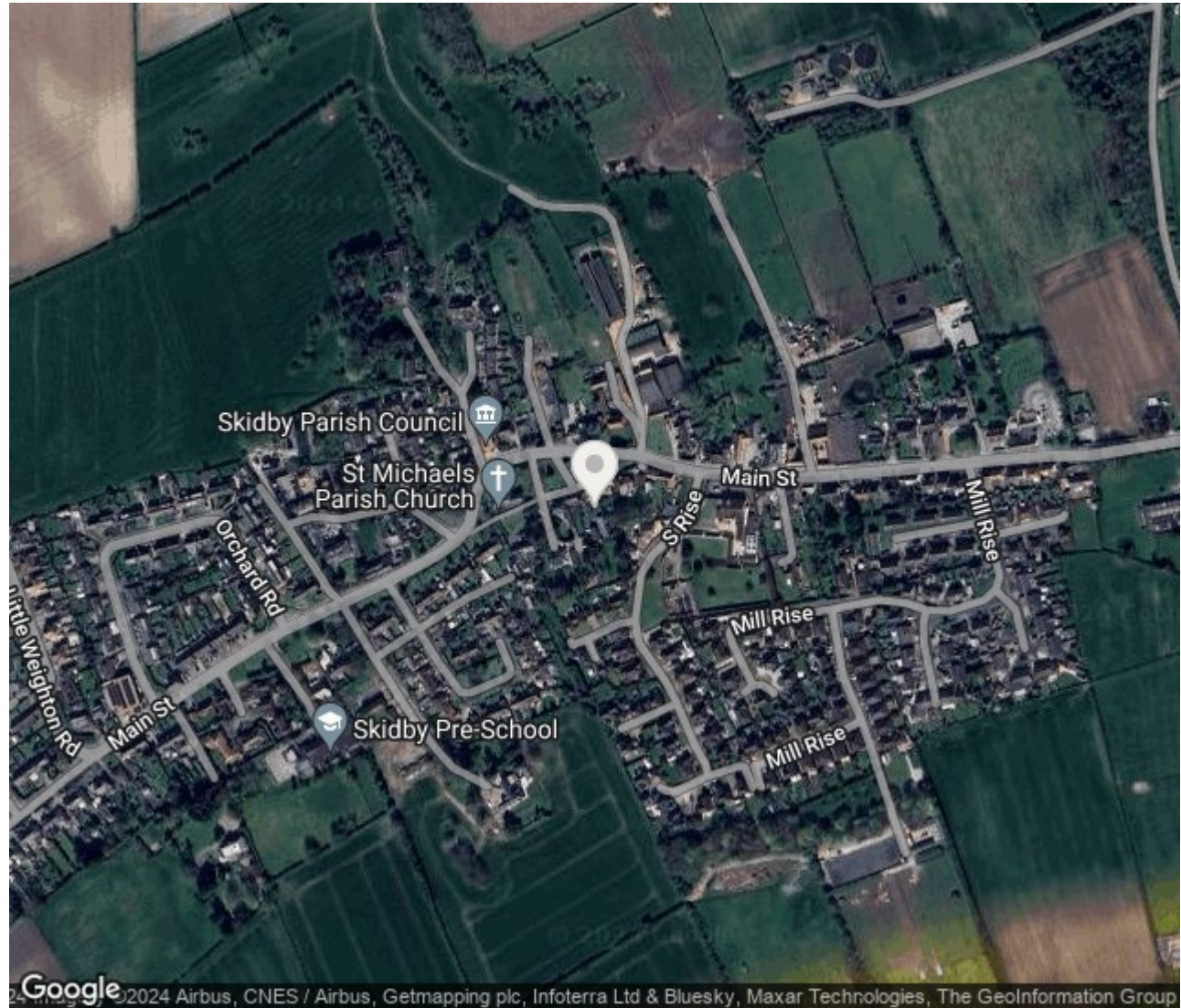
*Outside, the property is just as impressive as the interior. A driveway with automated gate provides secure off-street parking, while the rear garden offers a serene and private outdoor space. A stable block is perfect for those with equestrian interests, as it comes with three stables and an open store. A large garage with mezzanine floor offers plenty of extra storage space.*

*The property is offered to the market with no onward chain.*



# Key Features

- Period Home With Attractive Façade
- 4 Fitted Double Bedrooms
- Stable Block, Store & Large Garage
- 2 Formal Reception Rooms
- Quality Kitchen & Breakfast Room
- Attractive Garden Room
- Modern Ground Floor Shower Room
- Appealing First Floor Bathroom
- Gated Driveway & Garden
- ER - D



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		60	
(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		





## LOCATION

Skidby is a picturesque village located in the East Riding of Yorkshire, England. Situated approximately 8 miles northwest of Hull, it is known for its peaceful rural setting and charming countryside views. Skidby is particularly famous for being home to Skidby Windmill, which stands prominently as a local landmark.

## ACCOMMODATION

### GROUND FLOOR

As you enter the traditional double fronted layout, you step into an entrance lobby with the staircase leading to the first floor. To the right of the entrance lobby, you'll find the spacious living room. This room is adorned with a charming exposed brick inglenook fireplace, adding a touch of rustic beauty to the space. It serves as a cosy gathering place for family and friends, perfect for chilly evenings or relaxing weekends.

On the left side of the entrance lobby is the formal dining room. This room exudes sophistication and is designed to accommodate dinner parties and special occasions. It boasts ample space for a large dining table, allowing you to entertain guests with style and grace.

Continuing through the ground floor, you'll discover the well-appointed kitchen, which features high-quality integral Siemens appliances. The kitchen is designed for both functionality and aesthetics, with sleek granite countertops, modern cabinetry, and top-of-the-line cooking facilities. It offers ample storage space and a well-thought-out layout, making it a joy to prepare meals.

Connected to the kitchen is the informal breakfast room, where you can enjoy casual dining or savor a cup of coffee in the morning.

Adjacent to the breakfast room is the garden room, a delightful space that seamlessly blends indoor and outdoor living. Large windows provide panoramic views of the garden, while the room itself offers a comfortable seating area for relaxation and socialising. It serves as a tranquil retreat or a great workspace with fitted cabinets.

For added convenience, there is a separate utility room located off the kitchen. This room houses the pipework for appliances such as a washer and/or dryer, and additional storage, helping you keep your living spaces organized and clutter-free.

Completing the ground floor is a modern shower room attached to the utility room. This contemporary addition provides a practical space for freshening up, especially for guests or family members coming in from the garden.

### FIRST FLOOR

The first floor of this house features four spacious double bedrooms, each thoughtfully designed to provide comfort and functionality. These bedrooms are equipped with fitted wardrobes, allowing for ample storage space. Each room offers generous dimensions, ensuring plenty of space for relaxation and personalisation. The design of these bedrooms focuses on combining style and practicality, making them ideal for both restful nights and productive mornings.

The fitted wardrobes in each bedroom are an excellent addition, providing residents with convenient storage options for their belongings. Additionally, the bedrooms on the first floor are equipped with comfortable and inviting features.

Adjacent to the bedrooms, a traditional bathroom awaits, ready to cater to the needs of the residents. This bathroom embodies a timeless design, incorporating classic fixtures and finishes. It offers a range of amenities, including a panellled bath, a vanity unit with a sink, and a toilet. The bathroom's traditional style exudes a sense of elegance and sophistication, creating a serene retreat for relaxation and personal care.

### OUTSIDE

As you approach the property, you are greeted by a side driveway adorned with automated gates. These gates not only provide security and privacy but also add a touch of elegance to the property's exterior. To the rear of the house there is a charming patio area, providing a perfect spot for outdoor relaxation and entertainment. The patio is thoughtfully designed, complementing the overall aesthetic of the property. A set of steps lead from the patio to the lawned garden.

Towards the head of the driveway, you will find a large garage with a mezzanine floor. This garage is a haven for car enthusiasts or individuals seeking additional storage space. With generous dimensions, it can accommodate multiple vehicles, while the mezzanine floor provides an area for storing tools, equipment, or even creating a workshop for various hobbies or projects.

Adjacent to the garage stands a stable block. The stable block consists of three stables, perfect for housing horses or other livestock. Additionally, there is an open store area, offering convenient storage for feed, supplies, and equipment.

N.B. There is pedestrian access over the driveway to the neighbouring property.

### ENTRANCE LOBBY

### LIVING ROOM

13'5 x 14'3 (4.09m x 4.34m)

### DINING ROOM

13'6 x 10'8 (4.11m x 3.25m)

### KITCHEN

12'4 x 12'1 (3.76m x 3.68m)

### UTILITY ROOM

7'9 x 6'7 (2.36m x 2.01m)













#### **BREAKFAST ROOM**

10' x 8'4 (3.05m x 2.54m)

#### **GARDEN ROOM**

12' x 9'7 (3.66m x 2.92m)

#### **SHOWER ROOM**

6'8 x 6'7 (2.03m x 2.01m)

#### **FIRST FLOOR**

#### **LANDING**

#### **BEDROOM 1**

10'1 x 11'7 + wardrobes (3.07m x 3.53m + wardrobes)

#### **BEDROOM 2**

9'10 x 11'9 (3.00m x 3.58m)

#### **BEDROOM 3**

10'1 x 10'8 (3.07m x 3.25m)

#### **BEDROOM 4**

13'7 x 7'10 (4.14m x 2.39m)

#### **BATHROOM**

9'8 x 6'7 (2.95m x 2.01m)

#### **STABLE BLOCK**

PLEASE NOTE: The stable block requires renovation works and are currently in a poor state of repair.

#### **STABLE 1**

12'4 x 9'11 (3.76m x 3.02m)

#### **STABLE 2**

12'4 x 8'1 (3.76m x 2.46m)

#### **STABLE 3**

12'4 x 11'8 (3.76m x 3.56m)

#### **OPEN STORE**

12'4 x 21'7 (3.76m x 6.58m)

#### **GARAGE**

27'10 x 13'6 (8.48m x 4.11m)

#### **GENERAL INFORMATION**

**SERVICES** - Mains water, electricity, gas and drainage are connected to the property.

**CENTRAL HEATING** - The property has the benefit of a gas fired central heating system to panelled radiators.

**DOUBLE GLAZING** - The property has the benefit of PVC double glazed frames.

**COUNCIL TAX** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

**FIXTURES & FITTINGS** - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

#### **TENURE**

We understand that the property is Freehold

#### **VIEWINGS**

Strictly by appointment with the sole agents.

#### **MORTGAGES**

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

#### **THINKING OF SELLING?**

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

#### **AGENT NOTES.**

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100





GROUND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1437 sq.ft. (133.5 sq.m.) approx.

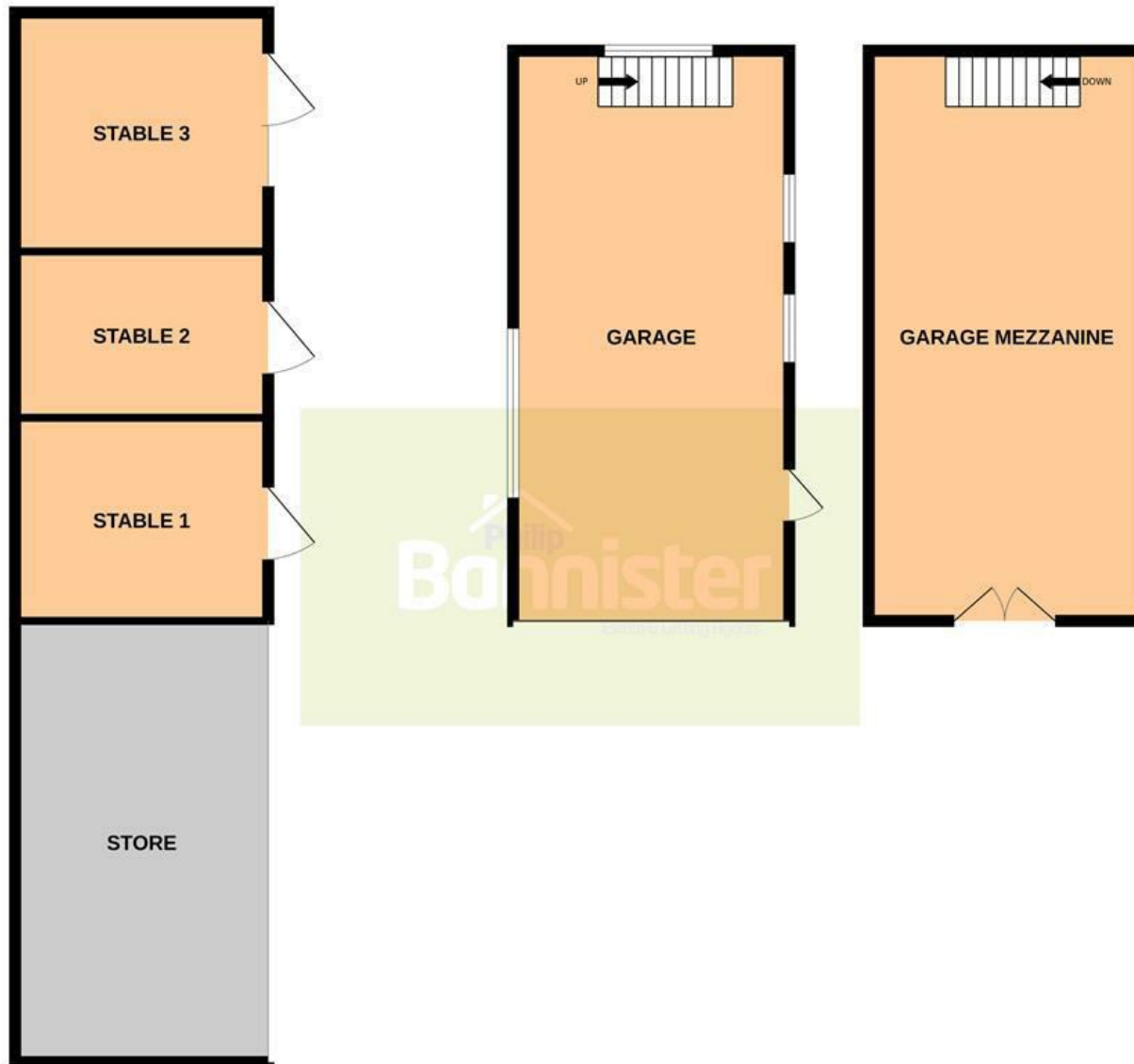
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# GROUND FLOOR





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