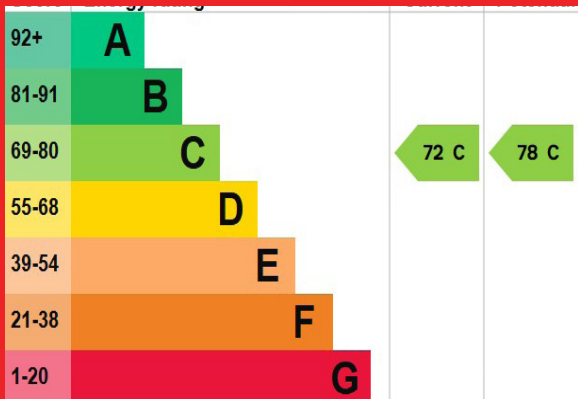
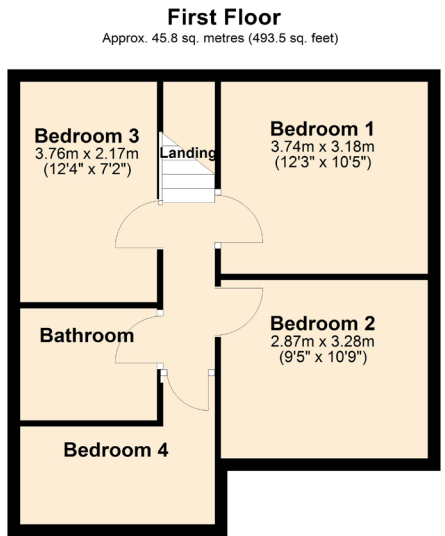


Total area: approx. 106.3 sq. metres (1144.4 sq. feet)



HEATING AND INSULATION
The property has a gas-fired central heating system and extensive uPVC double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
Freehold. Vacant possession upon completion.

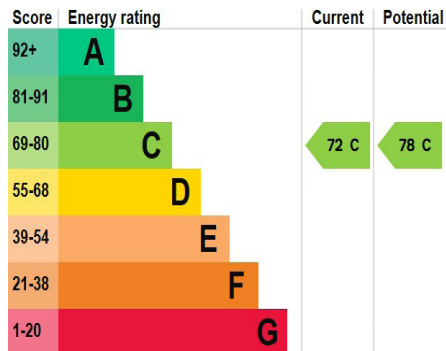
COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'C' (verbal enquiry only).

VIEWINGS
Strictly by appointment with the agent's Beverley office.



£200,000

37 Cawood Drive,
Skirlaugh



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



37 Cawood Drive, Skirlaugh, HU11 5EL

A superb opportunity to acquire a spacious 4 bedroom semi detached property in this highly regarded village east of Beverley. The house has open fields to the rear and offers superb family accommodation. It will appeal to a range of purchasers and early viewing is essential.

Both the ground and first floor offer extensive family accommodation and there is a good sized garden as well as a garage. The well presented accommodation has gas fired central heating and extensive uPVC double glazing. The ground floor comprises: Entrance Hall, WC Cloaks, L-shaped Living room with space for a dining table, a Garden Room which could also be used as a separate Dining Room and a spacious fitted Kitchen. To the first floor there are 4 Bedrooms and a modern Bathroom.

In all it represents a really good family home in an excellent location. Early viewing is essential.

LOCATION

Skirlaugh is located to the east of Beverley and provides good access to it, east Hull via the A165 and the East Yorkshire coast. It has a convenience store with a post office, pub, primary school and church.



ACCOMMODATION

Entrance Hall - with stairs to first floor.

WC Cloaks - window to side, low flush WC and wash hand basin.

L-shaped Living Room - with windows to front and side, fireplace, attractive timber style flooring and space for a dining table.

Garden Room - an excellent extra reception room that could be used as a separate dining room. Some purchasers may also consider combining this room with the kitchen to create a large living kitchen (subject to necessary permissions).

Kitchen - a spacious and modern fitted kitchen with a range of base and wall mounted units including an electric oven, hob and breakfast bar. Window to side and rear, door to rear.

First Floor Landing

Bedroom 1 - a double bedroom with window to front.

Bedroom 2 - a double bedroom with window to rear and views over open fields.

Bedroom 3 - with window to front and side.

Bedroom 4 - with window to rear and views over open fields.

Bathroom - a modern three piece suite in white comprising low flush WC, wash hand basin with cupboards underneath and panelled bath. Tiled walls and window to side.

Outside - The front garden of the property has been gravelled to provide extra off street parking. A driveway leads past the side of the house to a good sized detached garage to the rear. The rear southerly facing rear garden is largely laid to lawn with beds, flower borders and fencing to perimeters. There is a 'man cave' space behind the garage.

