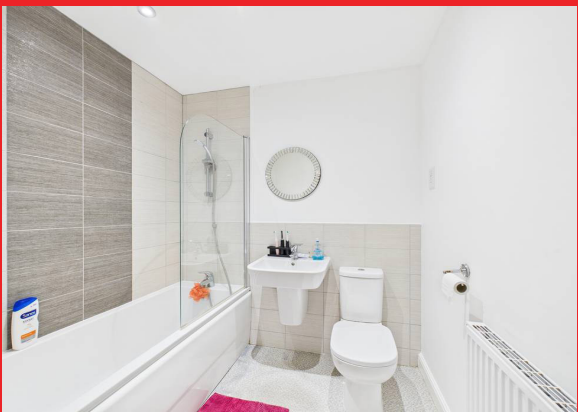
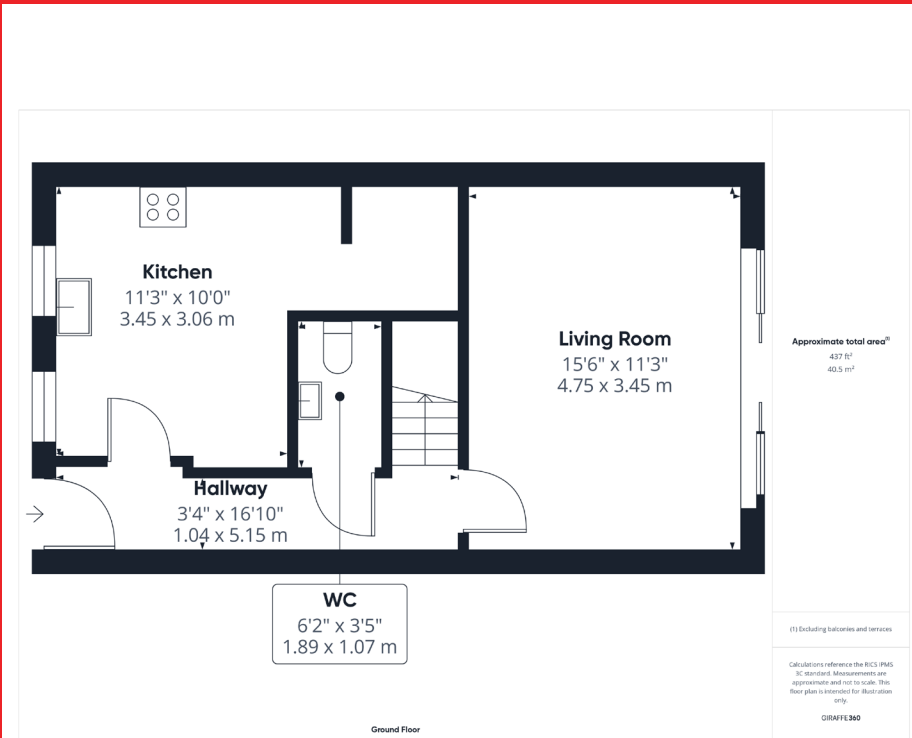




£199,950

26 Rowton Drive,
Skirlaugh

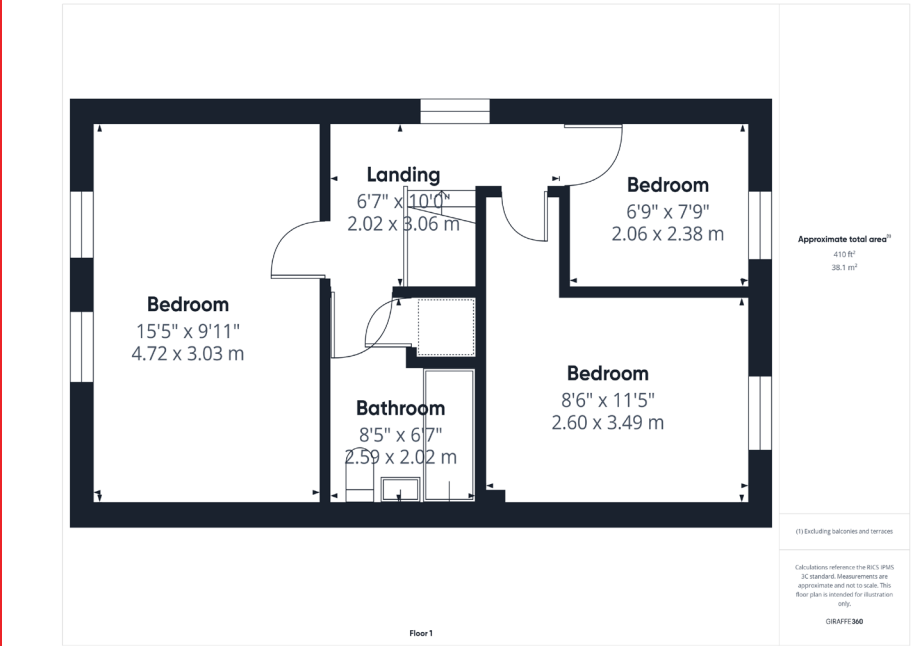
HEATING AND INSULATION
The property has gas-fired central heating and uPVC double glazing.

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.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



26 Rowton Drive, Skirlaugh, Hull 5DZ

A modern three bedroom semi-detached house in this popular residential village that sits to the east of Beverley and provides excellent access to it, east Hull and the East Coast. The well presented property provides excellent family accommodation and an early viewing is essential.

The property forms part of an attractive modern development on the western side of this village. Open countryside is not far away and there is some recreational space on the same street. It is ideal for families and Skirlaugh has a well regarded primary school. This lovely home benefits from gas-fired central heating and uPVC double glazing. In brief it comprises: an Entrance Hall, WC/Cloaks, Living Room, Dining Kitchen, Utility Area, First Floor Landing, 2 Double Bedrooms, a Single Bedroom and a Bathroom. There is small area of open garden to the front, a driveway to the side of the property provides off street parking and there are southerly facing rear gardens.

A delightful modern family home that is well worth an early viewing. There is no forward chain.



LOCATION

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

ACCOMMODATION

Entrance Hall

WC Cloaks

Low flush WC and wash-hand basin.

Living Room -

A spacious room with French doors to the rear.

Dining Kitchen

With a modern suite including integrated appliances such as a dishwasher, electric oven and gas hob, stainless steel sink and single drainer. Window to the front.

Utility Area

Located to the rear of the kitchen with plumbing for washing machine.

First Floor Landing

Bedroom 1

A good sized double bedroom with 2 windows to the front.

Bedroom 2

A double bedroom with a window to the rear.

Bedroom 3

A single bedroom with a window to the rear.

Bathroom

A three piece suite comprising panelled bath with shower over and shower screen, low flush WC and wash-hand basin. Part tiled walls.

OUTSIDE

There is a small lawned garden to the front of the house. A block paved driveway provides off street parking and may accommodate a couple of cars. To the rear of the property there is a further lawned garden with a paved patio area, raised decked area and timber shed and it has timber fencing to the perimeter.

