



**Rowan Trees Hornsea Road**  
**Skipsea, Driffield, East Yorkshire YO25 8ST**  
**Guide price £475,000**

**WP** WOOLLEY  
& PARKS

\*\*\* A DECEPTIVE FAMILY HOME ON A VERY GENEROUS GARDEN PLOT, OFFERING TREMENDOUS POTENTIAL \*\*\* 360° VIRTUAL TOUR AVAILABLE ONLINE \*\*\*

Do not be deceived by the modest appearance of this unique detached home! Standing on a generous plot extending to a little under half an acre, this individually designed property offers a range of family accommodation extending to approximately 2600 SQFT. With scope for a degree of cosmetic enhancement, to a buyer's own personal tastes, the property has been meticulously maintained over the years, briefly comprising Entrance Hall, spacious Living Room, Dining Kitchen, Inner Reception Hall, Lobby with Guest WC and a fitted double Bedroom to the ground floor, whilst upstairs a generous landing with built-in storage serves a Principal Bedroom with walk-in wardrobe, fitted double Bedroom, single Bedroom, House Bathroom and a separate Shower Room. With ample vehicle space on a large driveway, and integrated Garage. A viewing is ESSENTIAL to gain a true understanding of it's scale and potential!



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**Entrance Lobby** 7'3" x 4'0" (2.21m x 1.22m)

A stained timber panel door opens from a recessed porch into a welcoming lobby, with radiator, ceiling coving, fitted carpet and a double glazed window to the front elevation.

**Guest Cloakroom** 5'7" x 3'11" (1.70m x 1.19m)

A most useful convenience features a suite of WC and wash basin, with full wall tiling, fitted carpet, radiator and a double glazed window.

**Living Room** 28'5" x 20'10" max (8.66m x 6.35m max)

A most impressive reception room enjoys plenty of natural light, with a dual aspect via double glazed windows to the front and side elevations. With ceiling coving, fitted carpet, two radiators and extensive fitted cabinetry.

**Reception Hall** 18'6" x 10'0" max (5.64m x 3.05m max)

With ceiling coving, two radiators, fitted carpet, built in cloaks cupboard and a double glazed window to the side elevation. The staircase rises off.

**Dining Kitchen** 26'1" x 13'0" (7.95m x 3.96m)

A generously proportioned room combines the Kitchen and a dining area. The Kitchen is comprehensively fitted with a range of base wall and drawer units in gloss acrylic walnut finish, with recently updated laminate work surfaces incorporating a breakfast bar return, inset stainless steel sink unit with integrated waste disposal, and splash back tiling. Integrated appliances include an electric double oven, electric hob with extractor hood above, and a refrigerator, with recess space and plumbing for a freestanding dishwasher. With ceiling coving, fitted carpet, radiator, feature circular window to the Rear Entrance Hall, and twin double glazed windows to the rear elevation.

**Rear Entrance Hall** 12'11" x 10'7" (3.94m x 3.23m)

A uPVC framed double glazed exterior door, with fixed window panels to either side, opens to a pleasant hall area, with ceiling coving, fitted carpet and radiator. An integral door leads into the attached Garage.

**Ground Floor Bedroom** 12'7" x 12'1" (3.84m x 3.68m)

A double room with a range of fitted wardrobes, drawers and desk space, plus radiator, fitted carpet and a double glazed window to the front elevation.

**First Floor Landing**

A generous landing features a double glazed window to the side elevation, radiator, fitted carpet and a large built-in airing cupboard.

**Principal Bedroom** 14'10" x 12'10" (4.52m x 3.91m)

A generous double room with tall double glazed windows taking in views over the rear garden, radiator, fitted carpet and a range of fitted cabinetry including headboard, bedside drawer units and chest of drawers. A generous walk-in closet (14'10" x 5'2") provides extensive clothes hanging space, with radiator and fitted carpet.

**Bedroom Two** 13'11" x 13'4" (4.24m x 4.06m)

A well proportioned double room features a range of fitted furnishings including wardrobes, overhead cabinets, bedside shelving and two sets of drawers. With radiator, TV point, fitted carpet and a double glazed window to the side elevation.

**Bedroom Three** 10'9" x 7'3" (3.28m x 2.21m)

A single room with fitted wardrobes, radiator, fitted carpet, eaves storage access and a double glazed window.

**House Bathroom** 11'0" x 10'11" (3.35m x 3.33m)

Attractively appointed with a white suite comprising large bathtub, separate shower enclosure, twin wash basins and the WC, with full wall tiling, fitted carpet, mirrored vanity cabinets, chrome towel radiator, fitted cabinetry and a Velux roof light.

**Shower Room** 6'0" x 5'6" (1.83m x 1.68m)

A stylishly presented facility provides a shower enclosure and vanity wash basin, with fitted cabinet, marble effect wall boarding, radiator, fitted carpet, extractor fan and loft access hatch.

**External**

The property stands well back from the roadside, approached over a block paved driveway with a wide vehicular access in the front boundary wall. The driveway extends along the side of the property, opening into a turning area in front of the garage. A beautifully stocked garden extends in front of the house, with a neatly maintained lawn and established planting borders.

**Garage** 21'3" x 14'10" (6.48m x 4.52m)

A generous garage with automatic roller door, biomass central heating boiler, electric lighting and power sockets.

**Rear Garden**

The rear garden is an excellent size, mainly laid to lawn with established hedging to the perimeters, affording a high degree of privacy.

**Services**

The property is understood to be connected to mains water, drainage and electricity. Heating and hot water are supplied via a wood pellet biomass boiler system.

**Tenure**

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

**Council Tax**

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band - E.

**Virtual Viewing/Videos**

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

**Measurements:**

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

**Disclaimer:**

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

**Draft Details:**

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

2589.78 ft<sup>2</sup>  
240.6 m<sup>2</sup>

Reduced headroom

91.33 ft<sup>2</sup>  
8.48 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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