



QUICK & CLARKE
The Property Specialists

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21 Cawood Close, Skirlaugh HU11 5EP
£270,000

- Extended semi-detached family home
- Well-presented throughout
- 2/3 receptions plus conservatory
- Modern fitted kitchen
- 2 bathrooms
- 4 bedrooms
- Private parking on driveway
- Enclosed gardens
- Viewing a must
- Council tax band C. EPC rating awaited.

Enjoying a prime cul-de-sac location in the heart of this ever popular East Riding village, we are delighted to offer to the market this vastly extended and well-presented semi-detached family home. In excess of 1,400 square feet, the well-appointed accommodation enjoys entrance hallway/study, inner hallway, lounge, superb living dining kitchen, conservatory enjoying splendid views over the rear garden and downstairs shower room.

To the first floor there are four bedrooms and a bathroom which is accessed by Bedrooms 1 and 2. The gardens are well-tended and provide great secluded outdoor space. There are two timber sheds and private parking for several vehicles to the front.

Now awaiting its new family, an early viewing is a definite must.

LOCATION

Cawood Close is located off Cawood Drive from Benningholme Lane. Skirlaugh is a popular Holderness village which is well served by a number of village shops, a public house and its own primary school. The village is located about 8 miles from the city of Hull (on the main bus route) and a similar distance from the market town of Beverley. The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A contemporary grey composite door with glazed inserts leads into:

RECEPTION HALL / STUDY

10'11 x 9'5 (3.33m x 2.87m)
uPVC double glazed window to the front elevation and wood laminate flooring.

INNER HALLWAY

Storage cupboard. Access to the utility:

UTILITY

With fitted cupboards and worksurfaces, space and plumbing for washing machine.

LOUNGE

14'7 x 11'4 (4.45m x 3.45m)
uPVC double glazed window to the front elevation and TV aerial point, feature fireplace with open fire.

BREAKFAST KITCHEN

21'3 x 12'8 max (6.48m x 3.86m max)
uPVC double glazed window and uPVC double glazed French doors leading out into the conservatory. To the kitchen area is an extensive range of fitted walnut style finish base and wall units with large storage drawers, worksurfaces and splashbacks. Oven and hob with extractor, integrated dishwasher, sink unit with drainer and mixer tap, and large understairs storage cupboard. Open to:

SITTING AREA

12'8 max x 9'9 max (3.86m max x 2.97m max)
uPVC double glazed French doors opening out into the rear garden and TV aerial point.

CONSERVATORY

18'3 x 8'9 (5.56m x 2.67m)
Being of a uPVC and brick construction with glass roof and underfloor heating.

DOWNSTAIRS SHOWER ROOM

uPVC double glazed window to the front. Three piece suite enjoys walk-in shower area, wash basin and low level WC. Beautifully complemented with full height tiling and tiled floor.

FIRST FLOOR LANDING

Fitted linen cupboard.

BEDROOM 1

12'7 x 9'9 decreasing to 6'7 (3.84m x 2.97m decreasing to 2.01m)
uPVC double glazed window to the rear elevation. A door leads into:

JACK & JILL BATHROOM

8'3 x 6'7 (2.51m x 2.01m)
uPVC double glazed window to the rear elevation. Three piece modern white suite enjoys panelled bath, wash basin set in vanity and low level WC, fully tiled and with a door into Bedroom 2.

BEDROOM 2

10'6 max x 10' max (3.20m max x 3.05m max)
uPVC double glazed window to the side elevation and storage cupboard.

BEDROOM 3

8'8 to wardrobes x 8' (2.64m to wardrobes x 2.44m)
uPVC double glazed window to the front elevation, full wall of modern mirror fronted sliderobes.

BEDROOM 4

9'8 x 8'10 (2.95m x 2.69m)
uPVC double glazed window to the front elevation and fitted storage cupboard.

EXTERNAL

To the front and side of the property there is private gravelled parking for several which extends to the side and a planted area.

Gated entry leads into the rear garden which is beautifully presented with a lawn and patio area, well-stocked borders and two timber garden sheds. The garden offers a good degree of privacy.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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