



4 Goldy Wood Avenue
Skirlaugh, Hull, HU11 5BZ
Offers over £360,000

WP WOOLLEY
& PARKS

*** AN IMMACULATELY PRESENTED FAMILY HOME OF THE VERY HIGHEST STANDARD *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Built as recently as 2017 and finished to a wonderfully high standard by the renowned Peter Ward Homes, with the balance of the builders warranty remaining, the 'Marlow' design is a generously proportioned DETACHED FAMILY HOME that is sure to tick more boxes than most! Boasting an immaculate and stylishly presented arrangement of accommodation, briefly comprising Entrance Hall, Downstairs WC, Lounge and a superb OPEN PLAN Living/Dining Kitchen with separate Utility Room and bi-fold doors to the garden, First Floor Landing, Principal Bedroom with En-suite, three further double Bedrooms and House Bathroom. The plot offers private driveway parking, integral single garage and a beautifully landscaped rear garden enjoying a southerly aspect. Situated within easy reach of amenities, in this popular commuter village that is ideally positioned for access to and from Hull, Beverley and the East Yorkshire coast - VIEWING IS ESSENTIAL!



Entrance Hall 17'2" x 6'8" (5.23m x 2.03m)

A modern composite entrance door, with double glazed panel detail, opens to an inviting hallway, with stylish woodgrain effect floor tiling, radiator, staircase rising off and built-in storage cupboard below.

Downstairs WC 6'0" x 2'10" (1.83m x 0.86m)

A most useful convenience features a modern white suite of WC and pedestal hand basin with splash back tiling, radiator and extractor fan.

Lounge 13'7" x 12'7" (4.14m x 3.84m)

A fabulous reception room features a walk-in double glazed bay window to the front elevation, radiator, TV/media points and fitted carpet. An external chimney breast niche houses a multi-fuel stove, with slate hearth, creating a lovely focal point.

Dining Kitchen

25'7" x 9'9" deepens to 13'4" (7.80m x 2.97m deepens to 4.06m)

A magnificent, light and airy social space, providing ample room for living and dining areas, with a stylish and comprehensive fitment of base, wall and drawer units plus central island, in a Shaker style finish with marble effect work surfaces incorporating breakfast bar to the island, composite sink unit and attractive splash back tiling. A range of high specification integrated appliances include side by side electric ovens, gas five-ring hob with stainless steel extractor cowl above, fridge freezer and dishwasher. The wood effect floor tiling continues through from the Hallway and extends throughout, with two radiators, TV point, double glazed windows to the rear elevation and double glazed bi-fold doors opening to the garden.

Utility 9'6" x 4'5" (2.90m x 1.35m)

With fitted base unit, larder unit and worktops to match those of the Kitchen, under-counter recess space with plumbing for freestanding washing machine and tumble dryer, radiator, extractor fan and a double glazed window.

First Floor Landing 17'3" x 6'7" (5.26m x 2.01m)

A generous landing serves the first floor accommodation, with a double glazed window to the front elevation, radiator, fitted carpet, loft access hatch and a built in airing cupboard housing the gas central heating boiler.

Main Bedroom 12'7" x 11'9" (3.84m x 3.58m)

A luxuriously proportioned double room boasts a generous walk-in wardrobe with sliding mirror fronts, radiator, TV/media points, fitted carpet and a double glazed window to the front elevation.

En-suite 6'2" x 5'2" (1.88m x 1.57m)

A beautifully appointed facility features a stylish white suite of corner shower enclosure, wall mounted wash basin and WC, with attractive wall and floor tiling, chrome towel radiator, mirrored vanity cabinet, shaver point, extractor fan and a double glazed window to the side elevation.

Bedroom

15'4" x 9'8" plus wardrobes (4.67m x 2.95m plus wardrobes)

Another excellent double room featuring a bank of fitted wardrobes with sliding fronts, one of which is mirrored, radiator, TV point, fitted carpet and twin double glazed windows to the rear elevation.

Bedroom 12'10" x 9'9" (3.91m x 2.97m)

Another good double room, with radiator, fitted carpet and a double glazed window to the rear elevation.

Bedroom 10'6" x 8'6" (3.20m x 2.59m)

A comfortable double room with radiator, fitted carpet and a double glazed window to the front elevation.

Bathroom 8'4" x 7'3" (2.54m x 2.21m)

A fabulous family bathroom, exquisitely finished with a modern white suite comprising of a panelled bath, separate shower enclosure, wall mounted wash basin and the WC. With stylish wall and floor tiling, chrome towel radiator, shaver point, mirrored vanity cabinet, extractor fan and a double glazed window.

External

The property boasts wonderful 'kerb appeal', with an open lawn and well stocked shrub bed standing alongside the double width block paved driveway.

Integral Garage 16'6" x 9'11" (5.03m x 3.02m)

A generous single garage with up and over door from the driveway, electric lighting and power sockets.

Rear Garden

The rear garden is set within a fenced perimeter and enjoys a favourable southerly aspect, with attractive landscaping to provide an extended patio terrace spanning the width of the plot - ideal for entertaining and dining 'al-fresco' - with a shaped lawn and beautifully stocked borders hosting an array of mature shrubbery, specimen trees and perennials, and a raised decking terrace to one corner.

Services

The property is understood to be connected to all mains services.

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:

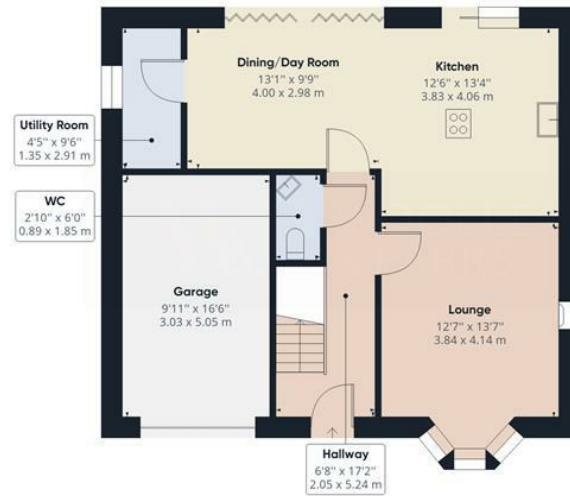
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending 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⁽¹⁾

1598.63 ft²
148.52 m²

(1) Excluding balconies and terraces

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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