



22 Rowton Drive, Hull, HU11 5DZ

£217.950



**** IMMACULATLEY PRESENTED ****

Our House Estate Agents are delighted to offer to the market this beautiful semi-detached property. Having only been built in 2017 this home is very well thought out, modern and immaculately kept by it's current owners. The ground floor begins with a good size lounge with bay window to the front then leading through to the bright and spacious breakfast kitchen, a utility room and downstairs toilet are tucked away off the kitchen. To the first floor there are 3 bedrooms and family bathroom. Externally the property offers a block paved driveway to the side and an enclosed south-facing garden to the rear!

EPC - B

Council Tax - B

Tenure - Freehold.

Front Garden

Mainly gravelled, decorative hedges, paved path, block paved driveway.

Entrance Hall

Staircase to first floor, radiator

Cloakroom (W.C)

W.C, Wash hand basin, tiled floor, extractor fan, radiator.

Lounge

15'10" x 12'1" (4.84 x 3.69)

Bay window to front and window to side of property, under stairs cupboard, carpeted, radiator.

Breakfast Kitchen

13'5" x 11'4" (4.11 x 3.46)

Windows to side and rear of property, door to garden, fitted wall and base units, work surfaces, 1 and a half bowl sink and single drainer, built in electric hob and oven, part tiled walls, tiled flooring, large breakfast bar, extractor fan, radiator.





Utility

7'4" x 4'5" (2.24 x 1.35)

Window to rear of property, work surfaces, space for dryer, space and plumbing for washing machine, part tiled walls, tiled flooring, extractor fan, radiator.

First Floor Landing

cupboard, radiator, loft access, carpet.

Master Bedroom

15'3" x 10'9" (4.66 x 3.29)

Two windows to front of property, radiator, carpet.

Bedroom 2

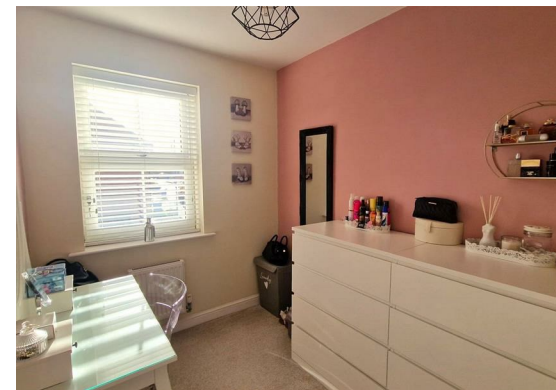
11'9" x 8'5" (3.59 x 2.57)

Window to rear of property, radiator, carpet.

Bedroom 3

8'3" x 6'5" (2.54 x 1.98)

Window to rear of property, radiator, carpet.



Bathroom

8'5" x 5'2" (2.58 x 1.59)

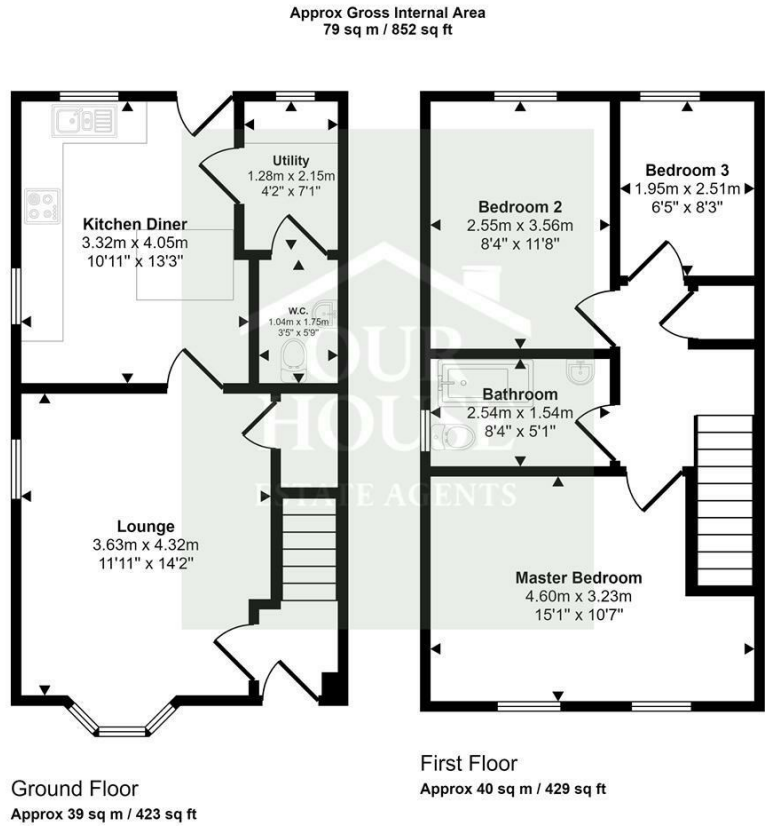
Window to side of property, W.C, wash hand basin, panelled bath (with shower over), tiled floor, part tiled walls, extractor fan, radiator, shaver point.



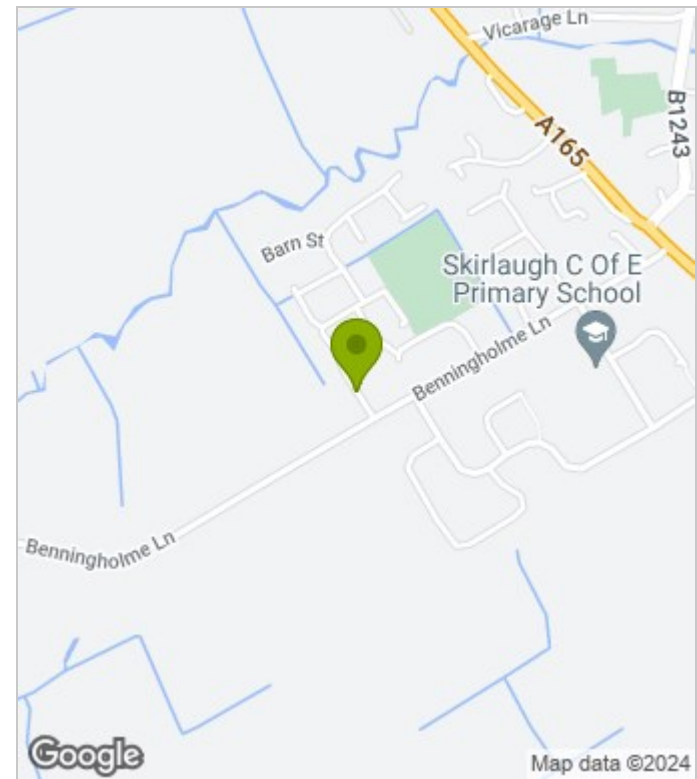
Rear Garden

Mainly slate, paved patio area, fenced boundaries, planted borders, tiered, south facing.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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