



92 Cawood Drive, Skirlaugh HU11 5ES
Offers in the region of £290,000

- Outstanding family home
- Larger than many four bed houses
- Show home quality presentation
- Large open plan kitchen
- Lovely gardens
- Approximately 1,200 square feet
- Excellent village location with great amenities
- 2 reception rooms & conservatory
- Ample off-street parking
- EPC Rating: D; Council Tax Band: D

GROUND FLOOR

ENTRANCE HALL

Oak style flooring, staircase to first floor and vertical contemporary radiator.

CLOAKROOM

Low level w.c., wash hand basin, oak style flooring and PVCu sealed unit double glazed window.

LIVING ROOM

18'0" x 10'10" (5.49m'0.00m x 3.05m'3.05m)
Stone effect fireplace with electric fire fitted, PVCu sealed unit double glazed bow window and radiator.

DINING ROOM

11'0" x 10'0" (3.35m'0.00m x 3.05m'0.00m)
Laminate floor, PVCu sealed unit double glazed French doors to conservatory and radiator.

CONSERVATORY

10'9" x 8'5" (3.28m x 2.57m)
Of PVCu sealed unit double glazed and brick construction with laminate floor and French doors to garden.

KITCHEN

9'10 x 20'0" (2.74m'3.05m x 6.10m'0.00m)
A large open plan kitchen with base and eye level units having roll edge work surfaces and oak effect floor incorporating a single drainer sink unit, electric oven and hob, plumbing for automatic washing machine, PVCu sealed unit double glazed window overlooking the rear garden and door to outside.

FIRST FLOOR

LANDING

Walk-in storage cupboard.

BEDROOM 1

13' x 10'10" (3.96m x 3.30m)
A range of fitted wardrobes, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

11' x 9'10" (3.35m x 3.00m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

12'3" x 6'10" (3.73m x 2.08m)
PVCu sealed unit double glazed window and radiator.

Stunning, spacious 3 bed link-detached property, presented in show home condition and offering almost 1200 square feet of living accommodation. Must be viewed!

An absolutely stunning and particularly spacious three bedroom link-detached property, which is presented in show home condition and offers almost 1,200 square feet of living accommodation, which is more than many four bed detached houses on the market today.

To the ground floor there is an entrance hall with cloakroom, spacious living room, dining room and kitchen along with conservatory to the rear, whilst at first floor there are three good size bedrooms and a modern family bathroom.

The house stands on an attractive plot with double brick sett driveway to the front and open plan garden, along with a particularly well tended rear garden laid mainly to lawn with stone paved seating area and slate flower beds. The property also benefits from an attached single garage.

LOCATION

Skirlaugh is a convenient Holderness village which has a parish population of around 1800. The village is well served by a number of village shops, two public houses and its own primary school. The village is located about 8 miles by road from the city of Hull (on the main bus route) and a similar distance from the market town of Beverley as well as the East Yorkshire coastal town of Hornsea.

THE ACCOMMODATION COMPRISES

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . 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.

BATHROOM

7'1" x 6'1" (2.16m x 1.85m)
Modern suite comprising panelled bath, wash basin and low level w.c., PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE

To the front of the property is a double width brick sett driveway offering excellent off-street car parking facility along with an open plan lawn.

The rear garden is particularly well tended and laid mainly to lawn with stone paved seating area and slate flower beds.

GARAGE

The property benefits from an attached single garage of brick and felt construction having up-and-over door.

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 PVCu double glazing.

TENURE

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

COUNCIL TAX

The Council Tax Band for this property is Band D.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix C2024