



**8 Rowton Drive, Skirlough HU11 5DZ**  
**Offers in the region of £225,000**



- Beautifully Appointed Throughout
- Modern Bathroom
- Conservatory
- Carport & Garage
- No onward chain
- High Quality Modern Kitchen
- Fitted Bedrooms
- Extensive Parking
- Well Secluded Rear Garden
- Energy Rating - A

Immaculate true bungalow which only needs to be seen to appreciate the quality of accommodation on offer, enjoying excellent parking, carport, garage and a well secluded garden to the rear.

LOCATION

This property fronts onto Rowton Drive which leads off Benningholme Lane.

Skirlaugh is a convenient Holderness village which has a parish population of around 1800. The village is well served by village shops, a public house 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.

ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, uPVC double glazing, solid wood internal doors and is briefly arranged on one floor as follows:

L SHAPED ENTRANCE HALL

With a uPVC entrance door, solid oak flooring, a useful storage cupboard, downlighting, loft ladder to an extensively boarded out roof space with power and light laid on, and one central heating radiator.

LOUNGE

10'9" x 15'4" (3.28m x 4.67m)  
With a bow window to the front, a wood burning stove set on a granite hearth with timber surround, solid oak flooring and one central heating radiator.

KITCHEN

9'11" x 8'9" (3.02m x 2.67m)  
With an excellent range of high quality fitted base and wall units incorporating contrasting work surfaces with an inset sink unit, integrated Bosch microwave, built-in oven and hob with cooker hood over, integrated dishwasher and washing machine, integrated fridge, downlighting, solid oak flooring and one central heating radiator.

CONSERVATORY

19'1" narrowing to 14'3" x 8'6" (5.82m narrowing to 4.34m x 2.59m)  
Solid oak flooring, uPVC double glazed windows enjoying a pleasant outlook over the rear garden, a uPVC side entrance door, a covered roof and two central heating radiators.

BEDROOM 1 (REAR)

8'9" (net) x 12'5" (2.67m (net) x 3.78m)  
With high quality fitted wardrobes along one wall, oak flooring and one central heating radiator.

BEDROOM 2 (FRONT)

7'9" x 7'2" (net) (2.36m x 2.18m (net))  
With fitted wardrobes incorporating sliding fronts, oak flooring and one central heating radiator.

SHOWER ROOM/W.C.

5'3" x 7'4" (1.60m x 2.24m)  
With a modern suite comprising a large shower cubicle, fitted vanity units providing plenty of additional storage with a concealed cistern/w.c. and wash hand basin, ceramic tile flooring, full height tiling to the walls and a ladder radiator.

OUTSIDE

The property sits in a particularly generous plot with extensive parking to the front which incorporates a walled and fenced surround, the driveway leads through double gates opening to a large carport. Beyond this is a single garage with up-and-over main door, side personal door, fitted storage and power and light laid on.

To the rear is an attractive garden which enjoys a great deal of privacy and has low maintenance surfaces with an artificial lawn, paved terrace and raised beds along with a bin store and a large garden

shed to the rear of the garage which has excellent storage along with power and light laid on. There is also external lighting and an outside cold water tap

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 A.



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.