



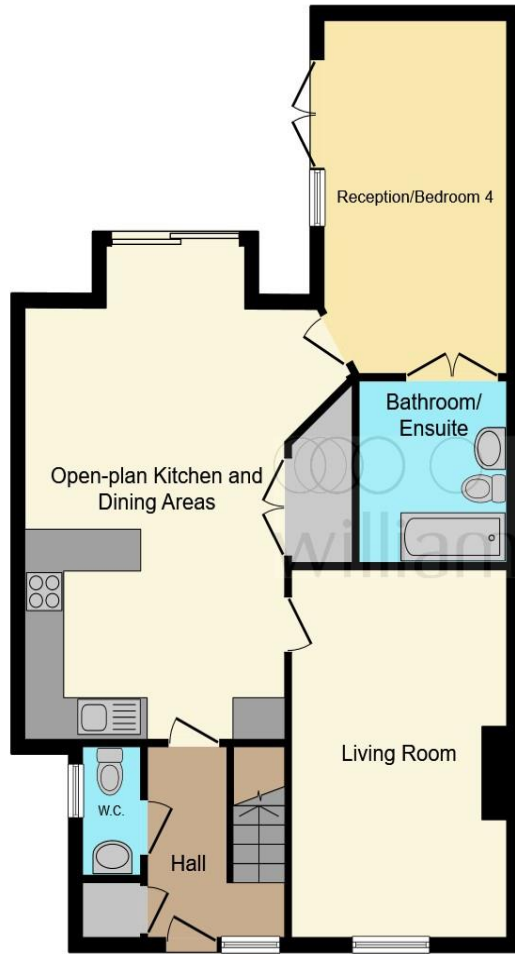
Dorset Avenue, Skirlaugh, Hull, HU11 5EB

Welcome to

Dorset Avenue, Skirlaugh, Hull

This stunning 4-bedroom family home, located in the peaceful village of Skirlaugh, Hull, is offered with no onward chain, providing a hassle-free move for its new owners. The property boasts ample off-street parking at the front, perfect for multiple vehicles.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Living Room

17' 3" max x 10' 11" max (5.26m max x 3.33m max)

Kitchen Area

13' max x 9' 1" max (3.96m max x 2.77m max)

Open-Plan Dining Area

16' 5" max x 10' 11" max (5.00m max x 3.33m max)

Reception/Bedroom 4

16' 3" max x 10' max (4.95m max x 3.05m max)

Ensuite/Bathroom

8' 8" max x 7' 4" max (2.64m max x 2.24m max)

Landing

Bedroom 1

12' 6" max x 8' 10" max (3.81m max x 2.69m max)

Bedroom 2

9' 4" max x 8' 1" max (2.84m max x 2.46m max)

Bedroom 3

10' 5" max x 6' 6" max (3.17m max x 1.98m max)

Bathroom

10' 2" max x 6' 2" max (3.10m max x 1.88m max)

Outside

This property is perfect for families seeking modern living in a welcoming village community. With its flexible layout and no onward chain, it's ready for you to make it your own. Call us today to arrange a viewing.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Dorset Avenue, Skirlaugh, Hull

- NO ONWARDS CHAIN
- 4 BEDROOMS
- COUNCIL TAX BAND: C
- 2 BATHROOMS AND A DOWNSTAIRS WC
- OPEN PLAN KITCHEN DINER

Tenure: Freehold EPC Rating: C

offers over

£250,000

Directions to this property:

Please see below map, or for more information, please contact the residential sales team on 01482 327913.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR122209



Property Ref:
HDR122209 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 327913



HoldernessRd@williamhbrown.co.uk



358-360 Holderness Road, HULL, East Yorkshire, HU9 3DQ



williamhbrown.co.uk