



## Cawood Drive Skirlaugh Hull, HU11 5ER

Located in the charming village of Skirlaugh, near Beverley, this delightful four-bedroom house on Cawood Drive offers a perfect blend of comfort and convenience. The property features a spacious reception room, ideal for family gatherings or entertaining guests. With a well-appointed bathroom, it caters to the needs of modern family living.

The location is truly exceptional, providing a peaceful village atmosphere while being just a short drive away from the vibrant town of Beverley. Residents will appreciate the proximity to the stunning East Yorkshire coast, perfect for weekend outings and leisurely strolls along the beach.

Skirlaugh boasts a variety of amenities, ensuring that daily necessities are easily accessible. The village is well-served by a reliable bus route, making it convenient for commuting or exploring the surrounding areas.

This property is an excellent opportunity for those seeking a family home in a tranquil setting, with the added benefit of nearby urban conveniences and coastal attractions. Don't miss the chance to make this lovely house your new home.

Viewing is a must to appreciate all it has to offer!!

EPC rating- to follow Council tax band-C Tenure- Freehold

**£248,000**

#### Entrance Hall

8'7" x 3'4" x 10'7" (2.62 x 1.04 x 3.24)

Double glazed entrance door with wood effect laminate flooring.

#### Lounge

20'11" x 14'11" x 10'9" (6.39 x 4.57 x 3.29)

Lovely light airy room with window overlooking the paved front garden, The gas fire with hearth and surround is a focal point of the lounge complimented with wood effect laminate flooring plus coved ceiling.

#### Bedroom /Day Room

Currently used as a day room but previously used as a bedroom, lovely views of the rear garden benefiting from wood effect laminate flooring, radiator and television point.

#### Kitchen Diner

12'5" x 9'5" (3.80 x 2.88)

Well presented kitchen diner with wall and base units enhanced with granite work surfaces including sink unit and mixer tap. Part tiled walls add elegance along with splashback for electric hob and oven. An integrated dishwasher as well as space for a washing machine plus integrated fridge freezer. An added bonus is the larder unit in the under stair cupboard on wheels for easy maneuverability.

#### Rear Porch

6'5" x 3'10" (1.96 x 1.18)

Perfect area for drying laundry with part brick walls complimented with double glazed windows and door leading into the garden. Quarry tiles add practicality.

#### Bathroom

6'2" x 5'5" (1.88 x 1.67)

Ground floor bathroom with Low Level W.C plus wash hand basin. A panelled bath with shower over the bath adds convenience. The tiled walls as well as tiled floor create style and elegance.

#### First Floor Landing

5'4" x 10'11" (1.63 x 3.35)

A delightful area leading to the bedrooms with carpeted flooring and wooden plank style banister.

#### Bedroom 1

10'7" x 10'11" (3.25 x 3.35)

Beautiful room oozing with natural light, built in cupboard housing the boiler plus carpeted flooring.

#### Bedroom 2

10'8" x 9'1" (3.26 x 2.77)

Lovely views of the rear garden complimented with laminate flooring. Good sized bedroom fits a double bed comfortably.

#### Bedroom 3

19'3" x 9'7" (5.87 x 2.94)

Window to the side of this spacious bedroom dressed with laminate flooring and a radiator.

#### Garage

Attached to the neighbour's garage this area offers an up and over door plus light power points as well as a side door for easy access from the garden.

#### Front garden

Paved area creating many parking spaces with concrete shared drive leading to the garage.

#### Rear Garden

Mainly lawned garden with patio area plus a garden shed. Fenced boundaries as well as a decorative brick wall with gate to the drive.

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and try for yourselves - you have nothing to lose and everything to gain.

#### Disclaimer Clause

##### Laser Clause Tape

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error

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#### Valuations

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- Key ready home
- Low maintenance gardens
- Tastefully decorated
- Beautiful kitchen with granite worktops
- Ample parking spaces
- Must be viewed to appreciate all it has to offer
- Good sized bedrooms
- Lovely light living room with Fire, hearth and surround

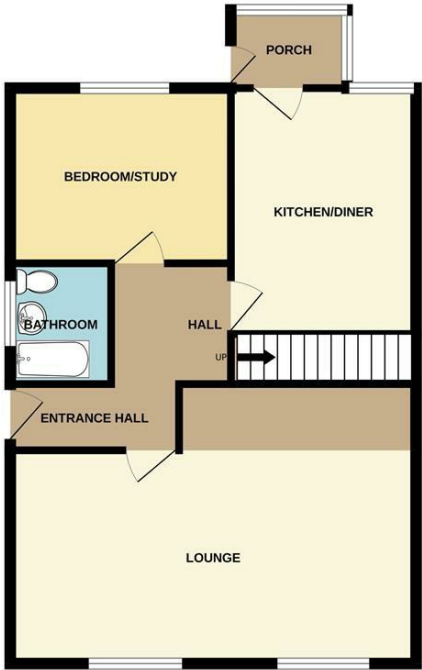




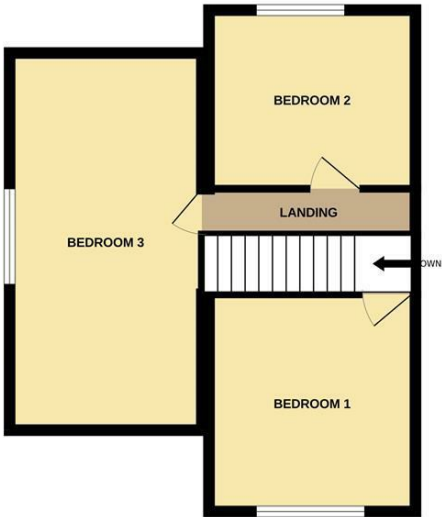


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	