



Benningholme Lane, Skirlough Hull HU11 5EA



welcome to

Benningholme Lane, Skirlaugh Hull

Book your viewing now to fully appreciate this beautifully presented link-detached family home in this desirable Holderness village and offering spacious family living space.



Entrance Hall

Double glazed entrance door with double glazed side panels, feature high gloss flooring and feature radiator. Stairs to the first floor and understairs storage cupboard.

Cloaks/wc

Double glazed window to the side aspect, radiator, feature high gloss flooring, vanity sink unit and wc.

L-Shaped Lounge/diner

17' 3" x 10' 5" extending to 21' (5.26m x 3.17m extending to 6.40m)

Double glazed bow window to the front aspect together with a further double glazed window to the side aspect. Twin radiators, high gloss flooring, feature log burner with timber mantle over standing on a marble hearth and coving to the ceiling.

Dining Kitchen

21' x 11' 1" (6.40m x 3.38m)

Double glazed window to the rear aspect together with double glazed french doors giving access to the garden. Range of base and wall units with worksurfacing with tiled splash back, having a 1 1/2 bowl stainless steel sink, induction AEG hob with hood over together with an electric double oven and built in microwave. Housing for an American styled fridge/freezer, plumbing for an automatic washing machine, tiled flooring.

Landing

With a built in boiler cupboard and access to the loft.

Bedroom One

12' x 8' 9" plus wardrobes (3.66m x 2.67m plus wardrobes)

Double glazed window to the front aspect, feature radiator, built in floor to ceiling mirror fronted wardrobes and a coved ceiling.

Bedroom Two

10' x 9' 8" (3.05m x 2.95m)

Double glazed window to the rear aspect, radiator and coved ceiling.

Bedroom Three

12' 2" x 6' 5" (3.71m x 1.96m)

Double glazed window to the front aspect and a radiator

Bathroom

Double glazed window to the rear aspect, tiled walls, heated towel radiator and extractor fan. Free-standing claw & ball bath with shower fittings over. Double shower enclosure, vanity sink unit and a wc.

Outside

A mainly lawned front garden with a private drive and additional parking area. To the rear is a paved patio to a lawned garden with established borders, ornamental garden pond with waterfall. Log store, timber store shed and fencing to the boundaries.

Garage/workshop

17' 5" x 8' 8" (5.31m x 2.64m)

The attached brick garage has an up and over door to the front aspect and light and power and gives through to a workshop area to the rear measuring 8'3" x 7'8" with light and power provided, window to the rear aspect and a rear entrance door.



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welcome to

Benningholme Lane, Skirlaugh Hull

- Link-detached family home in non-estate position
- High quality fittings throughout
- Spacious L-shaped lounge/diner+dining kitchen
- 3 1st floor bedrooms
- Council Tax Band D

Tenure: Freehold EPC Rating: D

offers over

£280,000



directions to this property:

See below map of property location. For further information on the local area please contact the Residential Sales Team on 01482 880488.



Please note the marker reflects the postcode not the actual property

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Property Ref:
BEV106402 - 0005

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