

Rowton Drive, Skirlaugh Hull HU11 5DZ

welcome to

Rowton Drive, Skirlaugh Hull

Excellent three bedroom family home presented to a high standard and having modern fittings throughout together with appliances situated on this cul de sac development within the popular village of Skirlaugh.













Entrance Hall

Accessed via double glazed entrance door, wood grain effect flooring and stairs to the first flooring.

Downstairs Cloarkoom/Wc

With wood grain effect flooring, extractor fan, radiator, wc and wash hand basin.

Kitchen

11' 10" x 10' (3.61m x 3.05m)

With twin double glazed windows to the front aspect, range of modern base and wall units with worksurfacing, tiled splash surrounds and stainless steel sink, gas hob with hood over and a built in electric oven. Integrated dishwasher, radiator and tiled floor.

Utility Area

5' 3" x 4' 1" (1.60m x 1.24m)

With a double glazed window to the side aspect, worksurfacing, tiled splash back and plumbing for an automatic washing machine beneath, tiled floor, extractor fan and access to an undestairs storage cupboard.

Lounge

15' 7" x 11' 4" (4.75m x 3.45m)

With double glazed sliding doors giving access to the garden and double glazed side panels. Wood grain effect flooring and radiator.

Landing

With a double glazed window to the side aspect, radiator and access to the loft via a loft ladder. (the loft is part-boarded out for extra storage)

Bedroom One

15' 8" x 10' (4.78m x 3.05m)

With twin double glazed windows to the front aspect and radiator.

Bedroom Two

11' 6" \times 8' 5" plus door entrance area ($3.51m \times 2.57m$ plus door entrance area)

With a double glazed window to the rear aspect and radiator.

Bedroom Three

8' x 7' (2.44m x 2.13m)

With a double glazed window to the rear aspect and radiator.

Bathroom

With part tiled walls, extractor fan, radiator, overstairs storage cupboard together with a gas central heating boiler. Panelled bath with shower over, wc and wash hand basin.

Outside

To the front of the property is an open plan garden area with side driveway providing off-street parking. To the rear of the property is a fully enclosed south facing garden with fencing to the boundaries with a paved patio area and lawn. To the side of the property is a store shed.





welcome to

Rowton Drive, Skirlaugh Hull

- Semi-detached 3 bedroom family home
- Prime location
- South facing garden to the rear
- Off-street parking
- Council Tax Band C

Tenure: Freehold EPC Rating: B

offers in excess of

£210,000

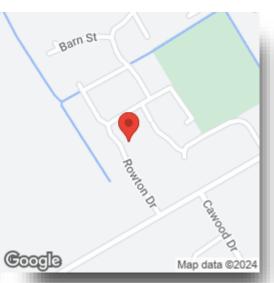
directions to this property:

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

view this property online williamhbrown.co.uk/Property/BEV106594



Property Ref: BEV106594 - 0008 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.





01482 880488



Beverley@williamhbrown.co.uk



5A North Bar Within, BEVERLEY, East Yorkshire, HU17 8AP



williamhbrown.co.uk

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.