



**Rowton Drive, Skirlough 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 Cloakroom/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" x 8' 5" plus door entrance area ( 3.51m x 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.



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## 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

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Property Ref:  
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