



**Orchard Way, Skirlough, Hull HU11 5EQ**



***Welcome to***

**Orchard Way, Skirlaugh Hull**

Modern detached true bungalow in a tucked-away position in a popular cul-de-sac with central village location, providing privacy and adjoining the village playing field.





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](http://www.focalagent.com)

## Entrance Hall

Access via a glazed entrance door and having wood-grained effect flooring. Airing cupboard off with hot water tank and a further storage cupboard. Radiator, coving to the ceiling, and loft access.

## Cloakroom/Wc

Extractor fan, radiator, pedestal wash-hand basin and WC.

## Lounge

21' 3" max x 13' 8" max ( 6.48m max x 4.17m max )

Double-glazed bay window to the front aspect, together with another double-glazed window to the rear aspect and double-glazed French doors giving access to the rear gardens. There is a feature fireplace with gas fire, dado railings to the walls, radiator and coved ceiling.

## Dining-Kitchen

13' 5" max x 9' 3" max ( 4.09m max x 2.82m max )

Double-gazed window to the rear aspect. Glazed rear entrance door and a range of wall and base units with contrasting work surfacing, tile splash surrounds and incorporating a 1 ½ bowl sink unit. Plumbing for automatic washing machine, gas hob with hood over, and built-in electric oven. Radiator and gas central heating boiler.

## Bedroom 1

13' 7" max x 11' 5" inc. wardrobes ( 4.14m max x 3.48m inc. wardrobes )

Double-glazed bay window to the front aspect, built-in wardrobes with bedhead recess area and bedside cabinets. Radiator and coved ceiling.

## En Suite Shower Room

Part-tiled walls, a radiator, shower enclosure and pedestal wash-hand basin

## Bedroom 2

9' 7" inc. wardrobes x 9' 4" max ( 2.92m inc. wardrobes x 2.84m max )

Double-glazed window to the front aspect, radiator, and built-in wardrobes together with bedside cabinets. Coved ceiling.

## Bedroom 3

9' 4" max x 7' 8" max ( 2.84m max x 2.34m max )

Double-glazed window to the side aspect, radiator, and coved ceiling

## Bathroom

Double-glazed window to the side aspect and part-tiled walls. Extractor fan, radiator, panelled bath with shower over, pedestal wash-hand basin and WC.

## Outside

To the front is a lawned area and substantial driveway providing off-street parking for several vehicles and garage access. There is outside lighting and a tap. To the side/rear is a shaped lawn and paved patio with gravelled areas, having fence and hedge surrounds providing privacy. There is an outside tap, electrical socket and lighting to the rear of the property. Set to the front of the property is a brick-constructed detached double garage - 17 x 16'7 - which features an up-and-over door, double-glazed window to the side aspect as well as a side access door. Workbenches, light and power provided, with storage within the eaves area.

**Welcome to**

## **Orchard Way, Skirlaugh Hull**

- Modern detached bungalow
- Tucked away at the head of popular cul-de-sac
- Central village location
- Three double bedrooms
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Tenure: Freehold EPC Rating: D

**£265,000**



Please note the marker reflects the postcode not the actual property

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