

Rowton Drive, Skirlaugh, Hull, HU11 5DZ



Welcome to

Rowton Drive, Skirlaugh, Hull

Situated in the popular village of Skirlaugh, this beautifully presented 3-bedroom semi-detached home was built by the renowned Peter Ward Homes and offers quality living throughout. Maintained to a high standard by its current owners, the property provides modern living in a peaceful setting.













Entrance Hall

Cloak Room / WC

Lounge

15' 5" x 11' 3" (4.70m x 3.43m)

Dining Kitchen

11' 8" x 10' plus recess (3.56m x 3.05m plus recess)

Landing

Bedroom 1

15' 6" x 9' 9" (4.72m x 2.97m)

Bedroom 2

11' 3" x 8' 4" (3.43m x 2.54m)

Bedroom 3

8' x 6' 8" (2.44m x 2.03m)

Bathroom

Outside

To the front of the property is an open plan garden with side driveway providing off street parking.

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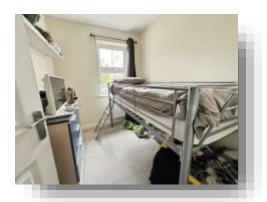
- Built by Peter Ward Homes to a high standard
- Modern kitchen with integrated appliances and utility area
- Spacious lounge with sliding doors leading to rear garden
- Three well-sized bedrooms including a bright dualaspect master
- Driveway parking for two vehicles and downstairs W/C

Tenure: Freehold EPC Rating: B

Council Tax Band: C

Price

£195,000





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Property Ref: BEV107109 - 0007 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.

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Directions to this property:

Please see map below for direction. For more information, please contact the office on 01482 880488



Please note the marker reflects the postcode not the actual property





01482 880488



Beverley@williamhbrown.co.uk



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



williamhbrown.co.uk