



26 Rowton Drive, Skirlaugh, Hull, HU11 5DZ
£189,995

The Property Perspective

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PROPERTY
PERSPECTIVE

We are delighted to offer for sale this modern semi detached house located on a modern development in the popular village of Skirlaugh with amenities and transport links plus access to OFSTED 'Good' Primary and Secondary schools. Having been constructed by Peter Ward Homes in 2017 the property still benefits from over 1 year remaining of its New Home Structural Warranty.

As you would expect the property benefits from gas central and PVCu double glazing. There is a modern kitchen with appliances plus contemporary bathroom and WC. Items of note include the utility area located off the kitchen plus twin sliding doors to the lounge. There are ample sockets and media points to the property. The property is ready to move in with flooring included.

To the ground floor is an entrance hall, lounge, dining kitchen, utility and WC. There are 3 well proportioned bedrooms plus a family bathroom accessed from the first floor landing.

There are gardens to the front and rear plus driveway parking.

Tenure - Leasehold
Council Tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall

With luxury flooring.

Lounge 15'7" x 11'3" (4.75m x 3.43m)

With luxury flooring plus twin sliding glazed doors leading to the rear garden.

Dining Kitchen 12'5"(max) x 11'9"(max) (3.81m(max) x 3.60m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling. With oven, hob, hood and dishwasher plus 1.5 sink and mixer tap. Luxury flooring and window blinds.

Utility 5'2" x 4'1" (1.60m x 1.25m)

With luxury flooring. Access to store.

WC 6'3" x 3'6" (1.93m x 1.07m)

Having contemporary white sanitary ware plus tiling and luxury flooring.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 15'7" x 10'0" (4.75m x 3.05m)

With fitted carpets.

Bedroom 2 12'6"(max) x 11'5"(max) (3.82m(max) x 3.49m(max))

With fitted carpets.

Bedroom 3 7'11" x 6'9" (2.43m x 2.07m)

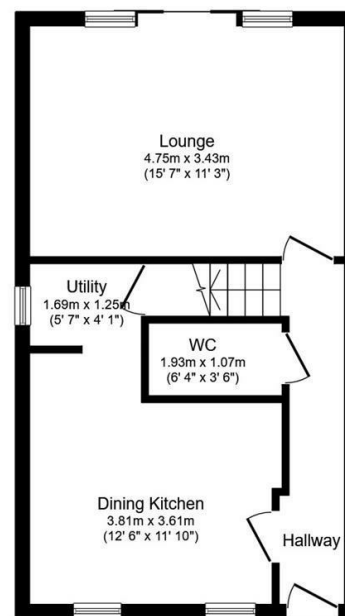
With fitted carpets.

Bathroom 8'7"(max) x 6'7"(max) (2.63m(max) x 2.03m(max))

Having contemporary white sanitary ware with shower and screen to bath, tiling and airing cupboard plus access to airing cupboard.

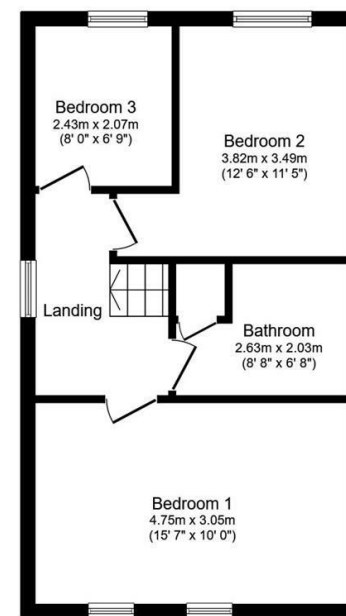
EXTERNAL

There are gardens to the front and rear plus driveway parking.



Ground Floor

Floor area 41.5 sq.m. (447 sq.ft.)



First Floor

Floor area 41.5 sq.m. (447 sq.ft.)

Total floor area: 83.0 sq.m. (894 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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