



Woodlands Grove

Skirlaugh, HU11 5BE

- Stunning Village Location
- Modern and Stylish Decor Throughout
- Separate Utility Room
- Integrated Garage
- Large Open-Plan Kitchen/Dining Area with Bi-Fold Doors
- Spacious Detached Home
- Four Great Sized Bedrooms
- Double Driveway
- Downstairs W.C.
- Excellent Local Amenities and Schools

Asking price £370,000



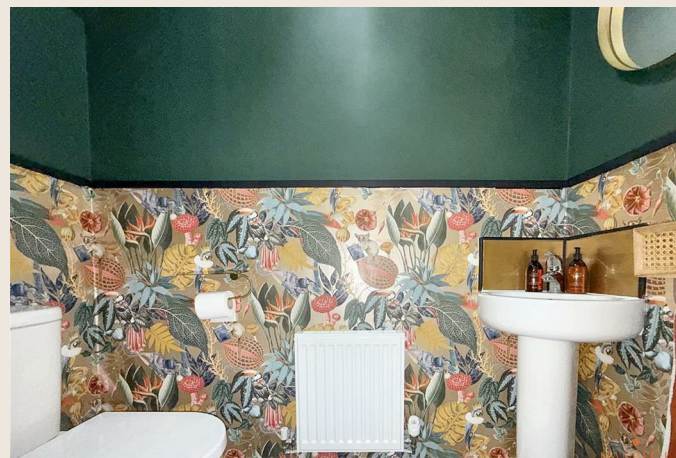
Step inside this beautifully presented four-bedroom detached home located in the charming village of Skirlaugh, just a short drive from Hull and the East Yorkshire coast. Offering a perfect blend of modern living and family-friendly space, this impressive property is set on a generous plot with an integrated garage, private driveway, and well-maintained gardens.

This home is ideal for growing families or those looking to upsize. The stylish kitchen is fully fitted with modern units, integrated appliances, and offers plenty of space for dining. Upstairs, all bedrooms are tastefully decorated, with the master benefiting from an en-suite and fitted wardrobes.

The property also boasts gas central heating, uPVC double glazing throughout, and is in immaculate condition making it move-in-ready condition.

Situated in the popular East Yorkshire village of Skirlaugh, the property enjoys a peaceful setting with a strong community feel. Local shops, pubs, and primary schools are within easy reach, and Hull city centre is approximately 9 miles away, offering a wider range of shops, services, and rail connections.

This is a superb opportunity to own a spacious family home in a desirable village location. Viewings are highly recommended – contact us today to arrange!



Entrance Hall

Bright and welcoming hallway comprising hardwood Composite front door, hardwood flooring and radiator. With staircase to the first floor, understairs storage and doors leading to the lounge, kitchen/diner and downstairs w.c.

Lounge

12'3" x 15'1"

With stylish and neutral decor, this stunning spacious lounge consists of carpet flooring, uPVC bay window with fitted shutter blinds and a gorgeous feature log fire burner.

Kitchen/Dining Area

25'2" x 12'8"

This light filled room comprises of shaker style kitchen units, tiled splashbacks and solid wood worktops with porcelain 1.5 bowl sink. Integrated appliances include fridge, freezer, dishwasher and two oven units. The stylish island provides extra storage with drawers and cupboards underneath and an integrated 5 ring gas hob. With tiled flooring, two radiators and a door leading to the utility room. There are also bi-fold doors leading to the rear garden, and a large double window unit which flood this wonderful space with natural light.

Utility Room

With matching shaker style units to the kitchen and solid wood work tops with tiled splashbacks, this room provides extra storage and space for a washing machine and tumble dryer. With tiled flooring, radiator and uPVC window.

Downstairs W.C.

With a mix of emerald green, gold and accompanying colour tones, this room consists w.c., pedestal hand sink basin with tiled splashback, tiled flooring, radiator and extractor fan.

Bedroom 1

12'4" x 16'9"

Offering both comfort and style, complete with a modern en-suite shower room for added convenience. The room benefits from fitted wardrobes and fitted dressing table, providing ample storage. With air-conditioning, radiator, uPVC window and carpet flooring. Finished in a tasteful subtle colour palette creating a calm and versatile backdrop.

En-Suite

Contemporary en-suite with tiled flooring and partially tiled walls, w.c. semi pedestal hand sink basin and shower cubicle with electric shower. Along with towel radiator, uPVC window and extractor fan.

Bedroom 2

16'6" x 9'4"

Generous in size, this second bedroom offers excellent versatility and provides plenty of space for a double bed and additional furnishings, making it ideal for family, guests, or a home office. With carpet flooring, radiator and two uPVC windows allowing the natural light to flow in creating a welcoming atmosphere.

Bedroom 3

12'7" x 9'4"

Another great sized bedroom with neutral decor; comprising of carpet flooring, double uPVC window and radiator.

Bedroom 4

10'2" x 8'2"

Currently used as dressing room / home office, this fourth bedroom offers excellent versatility to suit a variety of needs. Whether used as an additional bedroom, study, or personal retreat, the space provides practical flexibility for modern living.

Bathroom

10'0" x 8'1"

This stylish and contemporary bathroom offers comfort and convenience for everyday living. Featuring both a full-sized bath and a separate shower cubicle with electric shower, w.c., semi pedestal hand sink basin and wall mounted vanity unit. With tiled flooring, partially tiled walls, towel radiator, uPVC window and extractor fan, this bathroom is a practical and attractive space for all the family.

Rear Garden

This large rear garden is predominantly laid to lawn, offering plenty of space for outdoor activities and family enjoyment. A paved area provides the perfect spot for dining or relaxing outdoors, combining practicality with a low-maintenance, welcoming environment.

External

To the front of the property there is block paved drive, providing parking for at least 2 cars, access to the garage and shared grass area to the right of the property. There is also a side gate that allows access to the rear garden.

Additional Information

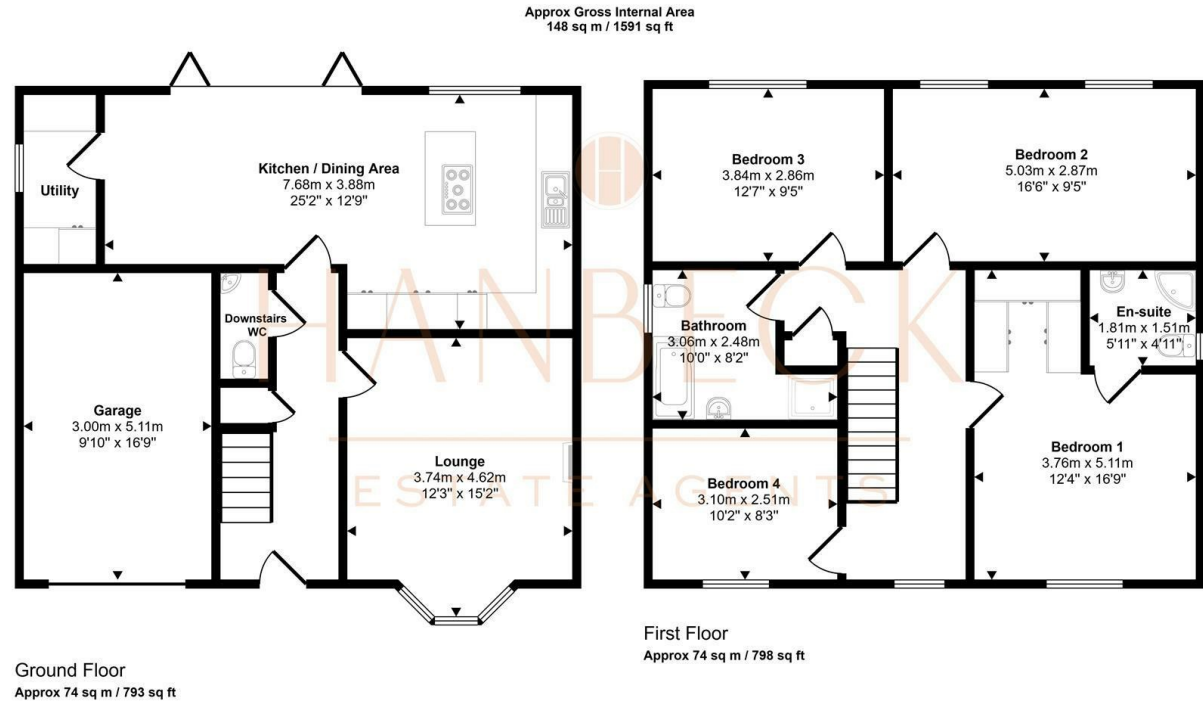
- Tenure type - Freehold
- Local Authority - East Riding of Yorkshire
- Council tax band - E
- Energy performance certificate rating (EPC) - B
- Services - Mains water, electricity, gas and drainage are connected to the property

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.



Local Authority **East Riding Council**
Council Tax Band **E**
EPC Rating **B**



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Hull Office

929 Spring Bank West, Hull, East
Yorkshire, HU5 5BE

Contact

01482 680850
info@hanbecks.co.uk
hanbecks.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.