

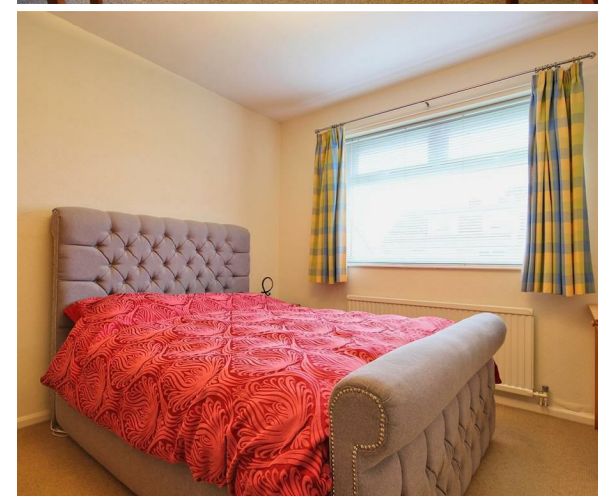


# Quick & Clarke

PROPERTY SPECIALISTS

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14 Cawood Crescent, Skirlaugh, Yorkshire, HU11 5DW  
Offers in the region of £189,950



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- Semi-Detached Dormer Bungalow
- Lounge, Dining Room and Kitchen
- Parking Drive and Garage
- No Chain

- 3 Bedrooms
- Pleasant Garden
- Well Presented
- Energy Rating: E

#### LOCATION

This property fronts onto Cawood Crescent which leads from Cawood Drive from the A165.

#### ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, UPVC double glazing and is arranged on two floors as follows:

#### LOUNGE

10'11" x 14'10"

With an electric fire with tiled hearth and timber mantle, ceiling cove and one central heating radiator.

#### BEDROOM 3 (GROUND FLOOR)

9'9" x 10'9"

With one central heating radiator.

#### BATHROOM/W.C.

6' x 6'3"

With a white three piece suite comprising of a panelled bath with shower over, low level W.C., pedestal wash hand basin, part tiled walls, and a heated towel radiator.

#### KITCHEN

9'8" x 12'6"

With a range of base and wall units incorporating worksurfaces with an inset stainless steel sink, electric oven with electric hob and cooker hood over, space for a washing machine and space for a fridge freezer, UPVC rear entrance door leading to the rear garden, understairs storage cupboard, one central heating radiator and open archway to:

#### DINING ROOM

8'10" x 11'

With ceiling cove and one central heating radiator.

#### FIRST FLOOR

#### LANDING

With built in under eaves storage cupboards and doorways to:

#### BEDROOM 1

11' x 10'4"

With a built in wardrobe and one central heating radiator.

#### BEDROOM 2

10' x 11'5"

With built in wardrobes and access to the eaves storage area, concealed central heating boiler and one central heating radiator.

#### OUTSIDE

The property fronts onto a lawned foregarden with a parking drive leading past the property to meet a single garage.

To the rear is a good sized, mainly lawned garden with paved patio, decked terrace to the rear of the garage and mature hedgerow.

#### TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

#### COUNCIL TAX BAND

The council tax band for this property is band C.

