



SYMONDS + GREENHAM

Estate and Letting Agents



39 Cawood Crescent, Hull, HU11 5EW

£260,000

Situated on the sought after Cawood Crescent in the heart of the popular village of Skirlaugh, this fantastic four bedroom semi detached home offers the perfect setting for family living. Enjoying a superb position backing onto open fields, the property combines spacious and versatile accommodation with stunning countryside views, all within easy reach of local amenities, well regarded schools and excellent transport links.

The accommodation briefly comprises a welcoming entrance hall leading to a spacious living room centred around a charming multi fuel burner, creating a warm and inviting space to relax. The ground floor also benefits from a versatile play room, a dedicated dining room perfect for family meals and entertaining, a well appointed fitted kitchen, a bright conservatory overlooking the garden and a contemporary shower room, offering excellent flexibility for modern family living.

To the first floor are four well proportioned bedrooms, all beautifully presented, together with a stylish family bathroom finished to a high standard.

Externally, the property boasts a stunning south facing rear garden, enjoying uninterrupted views across open fields and providing the perfect space for outdoor entertaining or relaxing in peaceful surroundings. To the front, a private driveway provides off street parking for three to four vehicles and leads to a detached garage.

Offering generous accommodation, picturesque surroundings and an enviable village location, this superb family home is one not to be missed.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band C.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

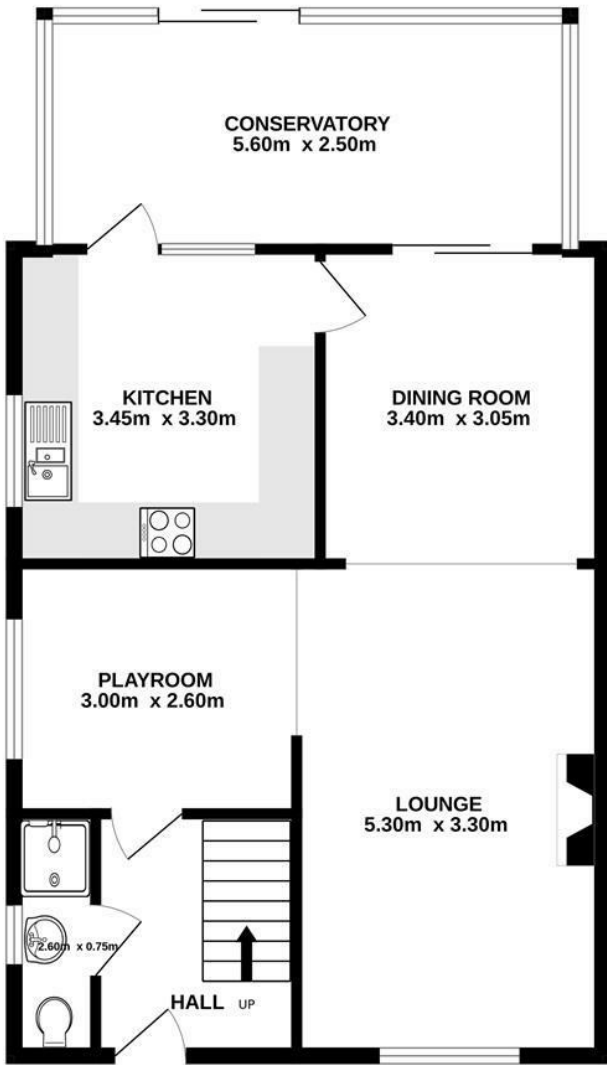
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

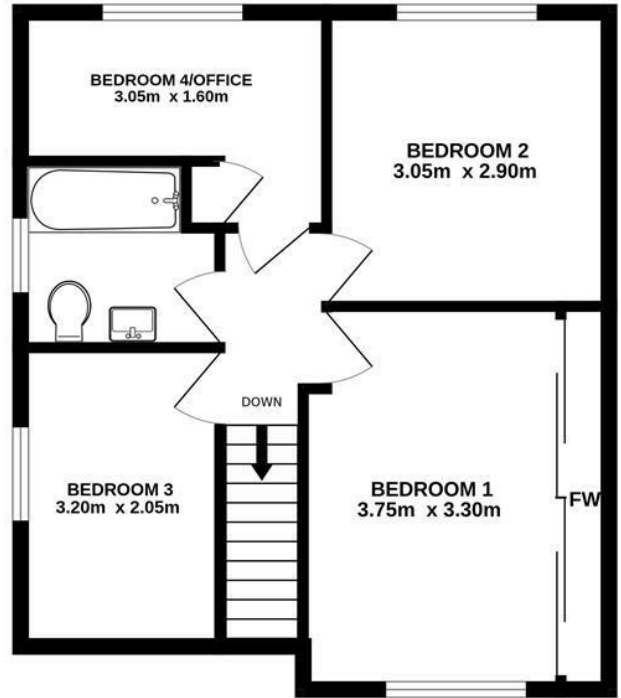
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR
68.6 sq.m. approx.

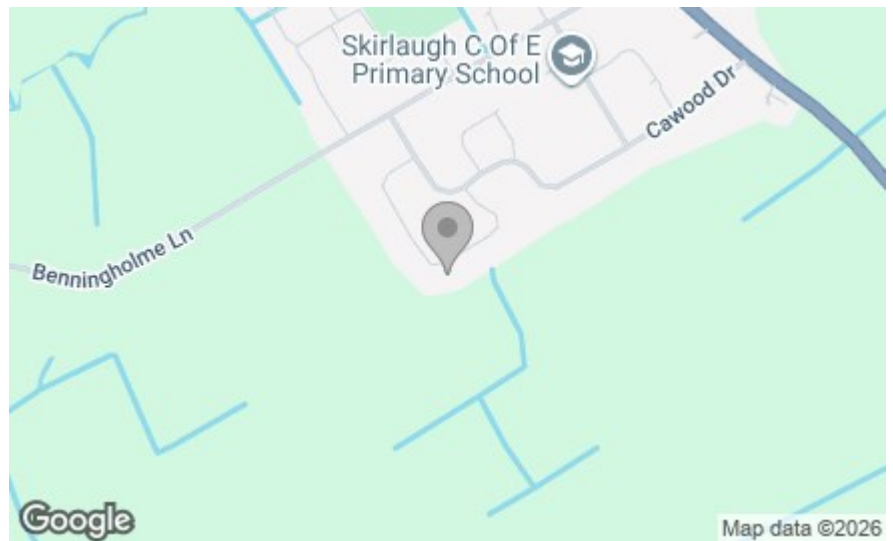


1ST FLOOR
44.7 sq.m. approx.



TOTAL FLOOR AREA : 113.3 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
	85
37	

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC