



25 Cawood Crescent, Skirlough, Hull, HU11 5EW

£209,950





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- OPEN COUNTRYSIDE VIEWS
- WELL APPOINTED THROUGHOUT
- 3 LARGE BEDROOMS
- PRIVATE GARDENS
- GENEROUS PROPORTIONS
- NO ONWARD CHAIN
- DRIVEWAY AND GARAGE
- VERSATILE LAYOUT
- POPULAR VILLAGE SETTING

WELL PRESENTED HOME WITH OPEN FIELD VIEWS AND SMART PRESENTATION THROUGHOUT WITH NO ONWARD CHAIN.

Offered for sale with a versatile layout, having been re-formatted over the years and offering future proof living with both ground and first floor living spaces. A perfect blend of space and tranquillity awaits in this beautifully presented three-bedroom, semi-detached home in the charming village of Skirlaugh.

Enjoy stunning, unspoiled open field views from your rear garden. Further key selling features remain a smartly appointed kitchen together with an impressively proportioned living room, perfect for relaxing or entertaining awaits.

A dedicated driveway offers ample parking provision with a garage beyond and further storage shed. Private gardens offer uninterrupted open countryside views and all within easy access to Hull, the A63, M62, and the popular Hornsea and Bridlington coastal destinations. The bustling market town of Beverley is also within close reach, and offers a wealth of amenities.

With its quiet setting and convenient location, this home is a fantastic opportunity for those seeking both peace and accessibility.



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GROUND FLOOR

ENTRANCE HALLWAY

Accessed via uPVC double glazed entrance door with glazed insert, an L-shaped entrance hall leading to reception spaces and ground floor bedroom.

RECEPTION LOUNGE

20'11" x 14'7" (6.38 x 4.45)

A spacious main reception room spanning the full width of the property, with two uPVC double glazed windows to the front outlook and additional window to side elevation, wall light points, central focal point provided via hearth and surround with electric fire insert, wall mounted Hive heating console, suitably sized to accommodate furniture suite and dining table also.

BREAKFAST KITCHEN

12'5" x 9'5" (3.80 x 2.89)

Immaculately appointed throughout with high gloss white wall and base units, contrasting work surfaces, uPVC double glazed window and door leading to sun room extension, tiled floorcoverings, understairs storage/ pantry cupboard, various unique storage solutions including carousel and pull-out spice rack, Blanco 1.5 bowl stainless steel sink and drainer with mixer tap, integrated appliances include four ring gas hob, extractor canopy, low level oven, integrated dishwasher, space for breakfast table.

SUN ROOM

13'0" x 7'6" (3.98 x 2.31)

A versatile second reception space with tiled floorcovering, uPVC double glazed mounted units offering full garden view, double doors leading to garden.

BEDROOM THREE

11'1" x 8'9" (3.40 x 2.69)

With uPVC double glazed window to rear and side elevation, fitted wardrobes and locker storage, a versatile ground floor bedroom that has potential to be used as an alternate sitting room / snug if required, or dedicated ground floor bedroom space.

W.C

An generously sized room with uPVC double glazed privacy window, inset basin to vanity unit, concealed cistern low flush w.c.

FIRST FLOOR

LANDING

A spacious landing gives access to two large bedrooms. The original format of living space benefited from three bedrooms however a large main bedroom has been created. Access to generous eaves storage with wall mounted combination boiler.

BEDROOM ONE

19'4" x 9'3" (5.91 x 2.84)

Of an excellent size having been knocked through from two bedrooms to create one large room, offering full open field outlook via two uPVC double glazed windows to the rear, corner wardrobe storage, dresser.

BEDROOM TWO

10'4" x 10'2" (3.15 x 3.11)

With uPVC double glazed window to the front outlook, generously sized with fitted wardrobes and sliding wardrobe also.

SHOWER ROOM

7'6" x 6'10" (2.31 x 2.10)

Immaculately appointed with white suite incorporating concealed cistern low flush w.c, inset basin to vanity unit, corner shower cubicle with wall mounted showerhead and console, tiling to splashbacks, uPVC double glazed privacy window.



OUTSIDE

Cawood Crescent offers a peaceful residential setting of a number of similarly styled bungalow and dormer bungalow homes. The subject dwelling benefits from a hard landscaped front garden area with expensive driveway extending down the side of the property providing parking space for multiple vehicles. Gives access to garage with up and over access door and personnel door to side. Gated access to the low maintenance rear garden area with raised plant borders and established planting, additional shed area, fencing to perimeter boundaries and offering full open outlook to the fields and countryside beyond. External tap point.

AGENTS NOTE

Given the uniqueness of setting, open countryside views and ready to move in living, with some scope for cosmetic upgrade, the property comes recommended for viewing via the sole selling agent Stanford Grays.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'C'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire
At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

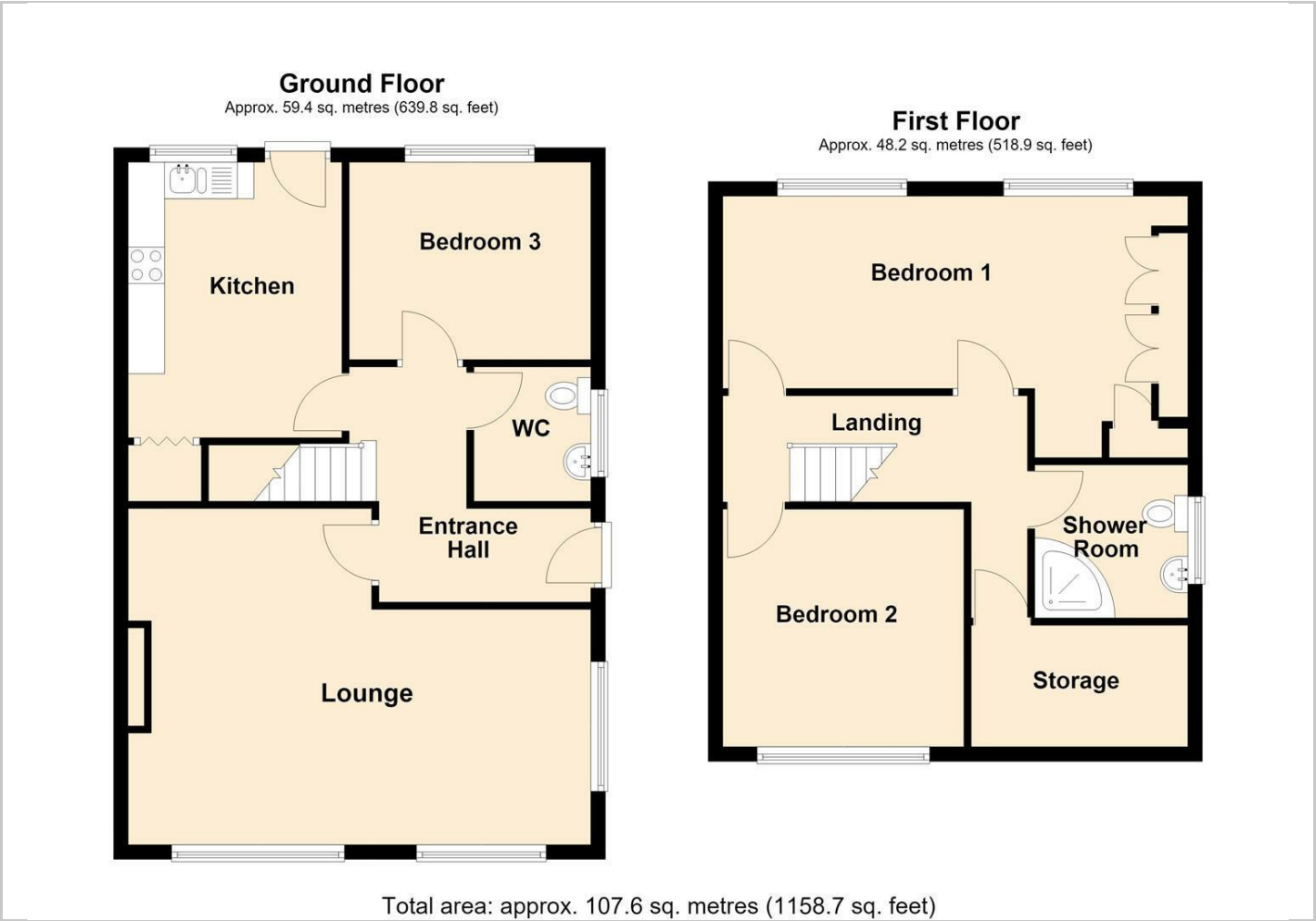
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FEES

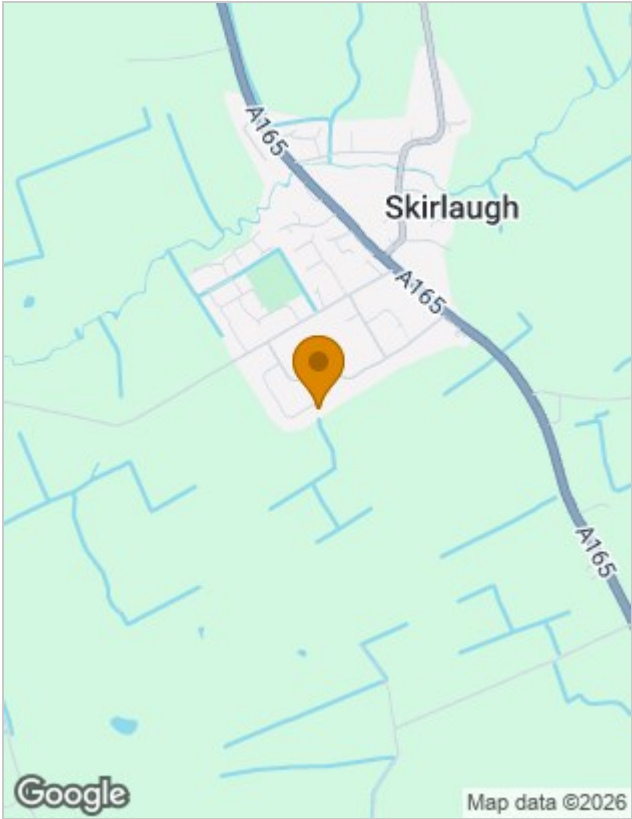
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.