



11 Rowton Drive, Hull, HU11 5DZ

£245,000





**\*\* CHAIN FREE \*\***

This attractive home offers well-planned accommodation across two floors, perfect for family living. The ground floor comprises a welcoming lounge, a modern kitchen diner with adjoining utility room, and French doors leading out to the rear patio and garden. A single bedroom, ideal as a third bedroom or study, and a contemporary bathroom are also located on the ground floor.

Upstairs, there are two further bedrooms, including a generous master complete with en-suite shower room, alongside a well-sized second bedroom.

Outside, the property enjoys a west-facing garden with an open outlook over neighbouring fields — the perfect spot to relax and unwind. A side drive provides convenient off-street parking.

EPC: B  
Council Tax: C  
Tenure: Freehold

### Front Garden

Driveway with parking for 2.

### Entrance Hall

Entrance door to side, with under stairs cupboard. Carpeted with radiator.

### Lounge

13'6" x 9'3" (4.13 x 2.83)

Window to the front. Modern electric fireplace, carpet and radiator.

### Ground Floor Bathroom

9'4" x 6'0" (2.86 x 1.84 )

W.C, hand wash basin, panelled bath with shower over. Part tiled walls, extractor fan and radiator with vinyl flooring.







### Kitchen Diner

16'8" x 11'8" (5.1 x 3.58)

Wide French doors to patio, a range of fitted wall and base units with complimentary work surfaces, gas Hob with built in electric double oven, 1 1/2 composite Bowl sink. Built in fridge freezer, part tiled walls, vinyl flooring, extractor fan and radiator.

### Utility

6'3" x 4'3" (1.91 x 1.31)

Work surfaces, space for dryer and washing machine. Part tiled walls, radiator and vinyl flooring.

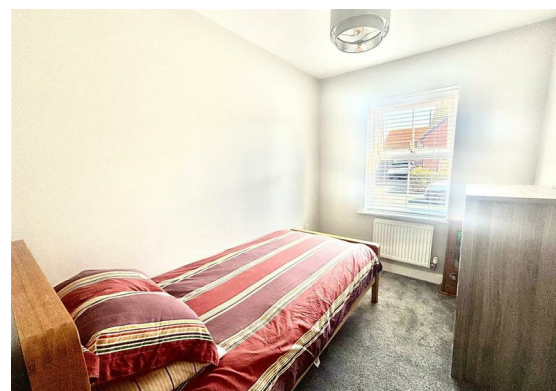
### First Floor Landing

Window to the side. Carpeted with radiator.

### Master Bedroom

15'4" x 9'3" (4.68 x 2.83)

Dormer window to front, built in wardrobes, carpeted with radiator.



### En-Suite

8'3" x 7'2" (2.53 x 2.2)

Window to the side, W.C, hand wash basin, and step in shower. Finished with vinyl flooring and radiator.

### Bedroom 2

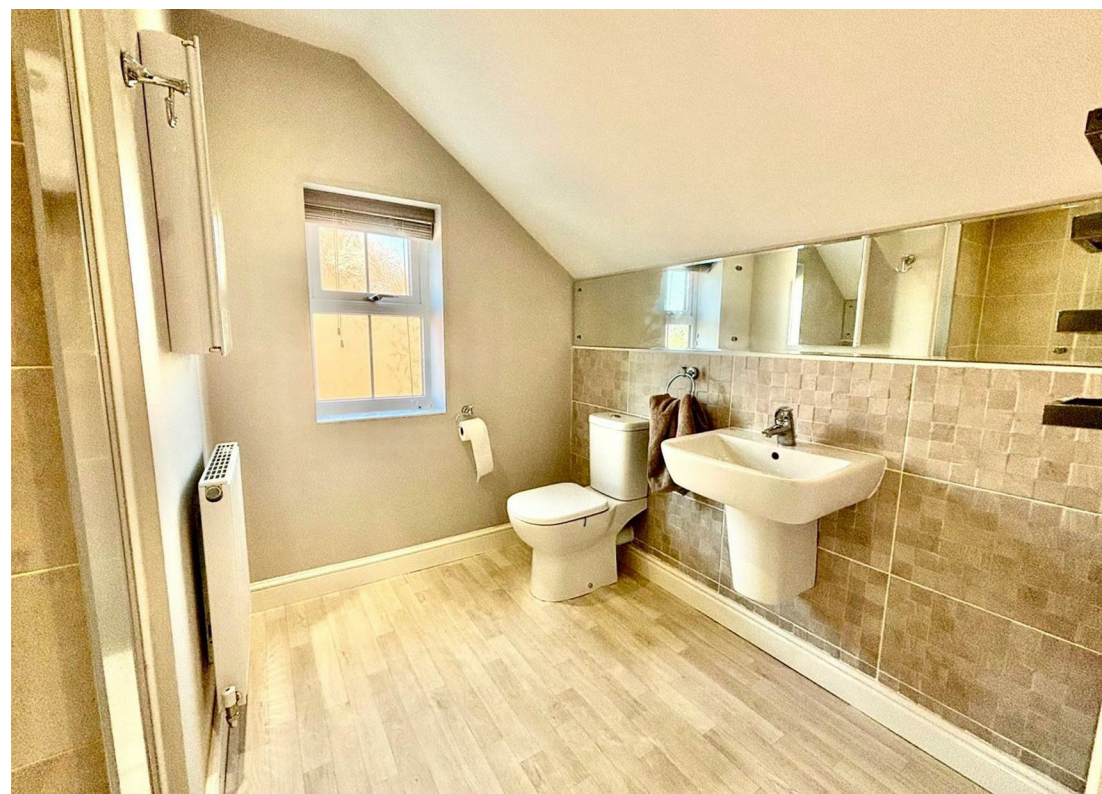
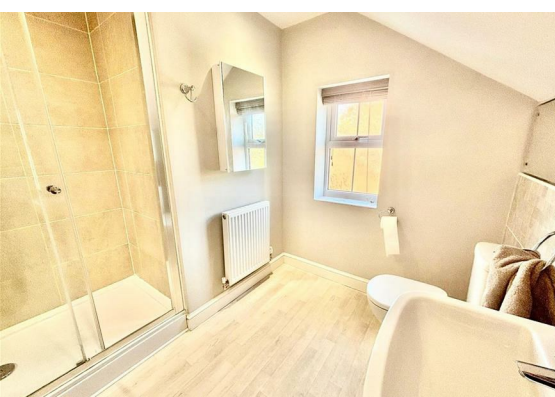
12'1" x 9'3" (3.7 x 2.83)

Dormer window to the rear. Carpet and Radiator.

### Bedroom 3

9'3" x 6'10" (2.84 x 2.1)

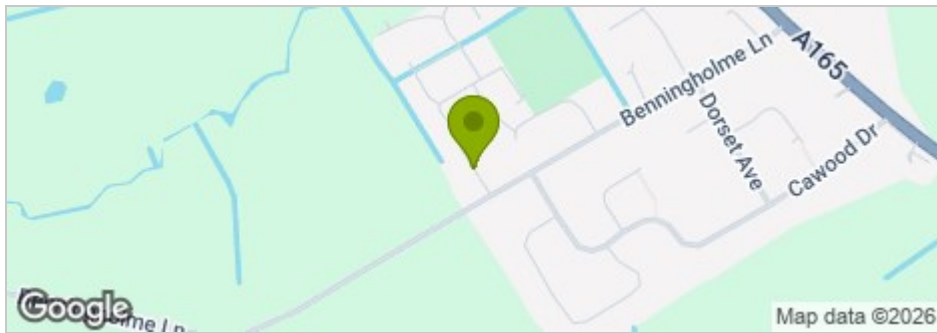
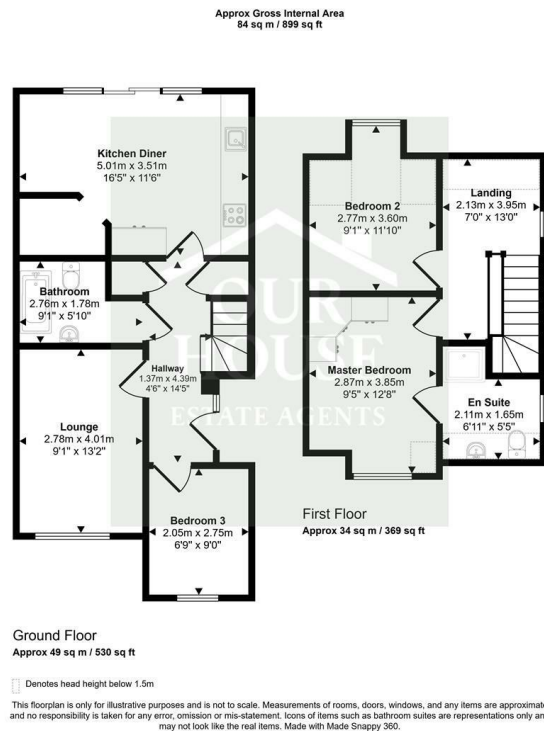
Window to the front. Carpeted with radiator.



### Rear Garden

Laid mainly to lawn, paved patio area, with fenced boundaries very peaceful with summer house and open fields to the rear.





## Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Our House Estate Agents

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