staniford grays



4 Panama Drive, Skirlaugh, Hull, HU11 5HQ

£319,950

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- FABULOUS THREE BEDROOM BUNGALOW
- BRICK SHED/WORKSHOP
- SPACIOUS LOUNGE KITCHEN DINER
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- PEACEFUL VILLAGE LOCATION
- GARAGE

Skirlaugh | Three Bedroom Bungalow | Garage | Workshop | Village Location

Located in the peaceful village of Skirlaugh, this well proportioned three bedroom bungalow offers fantastic ground floor living that's genuinely hard to find, with the space, parking, and practicality to match.
The heart of the home is an impressive open plan lounge diner kitchen, a layout that lends itself equally well to relaxed family living and easy entertaining. This spacious L-shape room flows through to the conservatory extending your living options further, perfect for a morning coffee or a quiet evening winding down.
Two of the three bedrooms are generous doubles, both benefiting from fitted wardrobes, while the accommodation throughout reflects the generous proportions you'd hope for in a bungalow of this size.
Outside, the property really comes into its own. Off street parking for multiple vehicles sits to the front alongside a garage, and a substantial brick built shed and workshop to the rear makes this a genuine proposition for those with hobbies, trades, or simply the need for serious storage. Front and rear gardens complete the picture, offering outdoor space that's as versatile as the rest of the home.
Skirlaugh itself is a well regarded East Riding village with a quiet, settled feel, close enough to Beverley and Hull for everyday convenience, far enough away to actually enjoy coming home.
A practical, spacious bungalow in a location that suits a quieter pace of life.

Get in touch, book your viewing today!



ACCOMMODATION COMPRISES

ENTRANCE HALL 13'3" x 4'3" (4.05m x 1.32m)
uPVC entrance door with glass panels, laminate flooring, two wall lights and a loft hatch.

LOUNGE/DINER 16'9" x 23'4" (5.12m x 7.12m)
Wooden door with glass panels, carpeted floor, two central ceiling lights, two front aspect uPVC windows including a bay window, and a side aspect uPVC double glazed window.

CONSERVATORY 14'0" x 7'8" (4.29m x 2.36m)
uPVC door to the front garden, carpeted floor, wall spotlight, front, rear and side aspect uPVC double glazed windows and a central roof lantern.

BATHROOM 9'8" x 4'9" (2.96m x 1.46m)
Wooden door with chrome handles, tiled floor, ceiling spotlights, side aspect uPVC double glazed window, wash hand basin vanity unit with mixer tap, shower enclosure with mixer shower, vanity unit with low flush WC, full splash back tiling and a chrome towel radiator.

BEDROOM ONE 4.23m x 3.60m (1.22m.7.01mm x 0.91m.18.29mm)
Wooden door with chrome handles, laminate floor, pendant light fitting, rear aspect uPVC double glazed window, fitted wardrobes and furniture.

BEDROOM TWO 10'11" x 10'7" (3.34m x 3.24m)
Wood door with chrome handles, laminate floor, central ceiling light, side aspect uPVC double glazed window, fitted wardrobes and furniture.

BEDROOM THREE 9'2" x 8'11" (2.80m x 2.72m)
Wooden door with chrome handles, laminate floor, central ceiling light, side aspect uPVC double glazed window and fitted wardrobes.

BRICK SHED 12'1" x 9'7" (3.69m x 2.93m)
uPVC door with glass panel, strip light, power and a side aspect uPVC privacy window.





GARAGE 20'2" x 15'1" (6.15m x 4.60m)
uPVC door with privacy glass panels, electric roller door and a strip light (boiler housed).

KITCHEN AREA 10'0" x 9'4" (3.06m x 2.87m)
Ceiling spotlights, vinyl floor, side aspect uPVC double glazed window, wooden door with glass panels to the conservatory, a range of wall and base units, plumbing for washing machine, integrated dishwasher, fridge, four ring electric hob, with chrome extractor hood, one and a half bowl drainer sink with mixer tap, splash back tiling, oven and grill.

EXTERIOR
To the front a gravel driveway with a concrete and flagged path. Lawn with mature hedges with perimeter fence. To the side a flagged patio with raised gravel bed. To the rear a flagged patio with dwarf brick wall and lawn with rear perimeter wall, wrought iron garden gate. Access to the garage and brick shed.

COUNCIL TAX:
We understand the current Council Tax Band to be D

SERVICES :
Mains water, gas, electricity and drainage are connected.

TENURE :
We understand the Tenure of the property to be Freehold.

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 homebuyers 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.

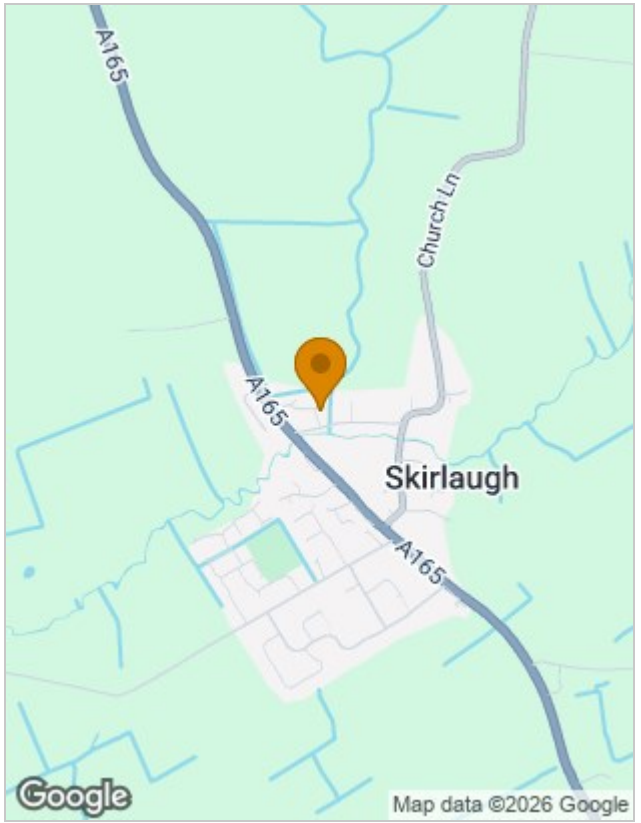
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



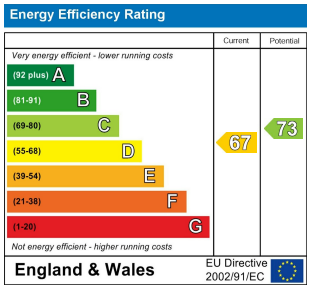
Floor Plans



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.

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