



**3 Goldy Wood Avenue, Skirlaugh HU11 5BZ**  
**£329,950**

- Four bedrooms
- Two bathrooms
- Westerly facing (to rear) and skirting open fields
- Built recently by Peter Ward Homes
- Fabulous open plan kitchen/day room
- Modern kitchen & bathrooms
- Driveway & garage
- EPC Rating: B
- Council Tax Band: D

An immaculately presented and attractively laid out modern family house situated on the Western fringe of this popular Holderness village convenient for Beverley and Hull.

Occupying an attractive plot and Westerly facing to the rear, skirting open fields, and with fabulous unhindered views towards the Yorkshire Wolds, the property has a contemporary layout. With a large open plan kitchen/day room in addition to a generously sized lounge to the ground floor, there is also a utility room and downstairs cloaks. To the first floor are four good size bedrooms, the principal having an en-suite shower room in addition to the family bathroom. With off-street parking and a detached garage, viewing of this property is highly recommended.

#### LOCATION

The property is located on this recently constructed modern development on the Western side of the village of Skirlaugh. Accessed off Benningholme Lane via Rowton Drive, the property is situated on a superb position skirting open fields and with attractive views to the rear. Skirlaugh is a popular Holderness village which is well served by a number of village shops, a public house and its own primary school. The village is located about 8 miles from the city of Hull on the main bus route and a similar distance from the market town of Beverley, as well as East Yorkshire's coastal town of Hornsea.

#### THE ACCOMMODATION COMPRIMES

##### GROUND FLOOR

##### ENTRANCE HALL

Composite front door, porcelain tiled floor which flows through both into the utility room and into the open plan kitchen/day room, storage cupboard and stairs to the first floor accommodation.

##### LOUNGE

20'9" x 11'11" (6.32m x 3.63m)

A generously sized dual aspect room with window to the front and door to the rear opening onto the patio area.

#### KITCHEN/DAY ROOM

17'6" x 15'6" maximum (5.33m x 4.72m maximum) Offering a good range of wall and base storage units with contemporary grey fronts and quartz laminate work surfaces with matching upstand, four ring induction hob with extractor over and glass splashback, integrated oven, grill and dishwasher, inset sink and drainer. Bi-fold doors pull back and give access to the patio area of the Westerly facing garden and there is a further window to one side and a continuation of the porcelain tile floor from the entrance hall.

#### UTILITY ROOM

8'10" x 4'4" (2.69m x 1.32m)

Space and plumbing for washing machine and tumble dryer, wall mounted storage unit, window to the front elevation and porcelain tile floor.

#### CLOAKROOM

6' x 3'2" (1.83m x 0.97m)

Two piece sanitary suite comprising close coupled w.c. and corner hand wash basin.

#### FIRST FLOOR

##### LANDING

Cupboard housing modern gas boiler and window to the rear elevation.

#### PRINCIPAL BEDROOM

12'10" x 9'10" (3.91m x 3.00m)

Fitted wardrobes with sliding fronts and window to the front elevation.

#### EN-SUITE SHOWER ROOM

6' x 3'10" (1.83m x 1.17m)

Three piece sanitary suite comprising low level w.c., wall hung hand wash basin, shower enclosure, heated towel rail, partially tiled walls and window to the side elevation.

#### BEDROOM 2

11'6" x 9' (3.51m x 2.74m)

Window to the front elevation and modern fitted wardrobes with sliding fronts.

#### BEDROOM 3

8'10" x 9' (2.69m x 2.74m)

Window to the rear elevation.

#### BEDROOM 4

9' x 6'4" (2.74m x 1.93m)

Window to the rear elevation.

#### BATHROOM

A three piece sanitary suite comprising panel bath, wall hung hand wash basin and close coupled wc. Partially tiled walls and tiled floor, chrome heated towel radiator and window to the front elevation.

#### OUTSIDE

The property is set back from the road with an open plan lawned garden to the front of the house.

To the side a brick sett drive leads down to the garage and provides ample parking for at least two cars. A wrought iron gate provides access to the Westerly facing rear garden.

#### GARAGE

16'6" x 8'9" (5.03m x 2.67m)

Electric up-and-over door, storage in the roof space, supplied with light and power and side courtesy door.

#### REAR GARDEN

The rear garden is an appealing feature of the property skirting open fields and providing unhindered views to that aspect. With a central lawn that is surrounded by attractive flower beds, there is a wide patio area adjacent to the rear of the house. In addition there is a greenhouse.

#### SERVICES

All mains services are available or connected to the property.

#### CENTRAL HEATING

The property benefits from a gas fired central heating system.

#### DOUBLE GLAZING

The property benefits from uPVC double glazing.

#### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

#### VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

#### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email [beverley@qandc.net](mailto:beverley@qandc.net)



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**VIEWINGS** Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. **ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY** We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. **NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT.** These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.