



Quick & Clarke

PROPERTY SPECIALISTS

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14 Cawood Crescent, Skirlaugh, Yorkshire, HU11 5DW
Offers in the region of £199,950



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	50	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

- Semi-Detached Dormer Bungalow
- Lounge, Dining Room and Kitchen
- Parking Drive and Garage
- No Chain

- 3 Bedrooms
- Pleasant Garden
- Well Presented
- Energy Rating: E

LOCATION

This property fronts onto Cawood Crescent which leads from Cawood Drive from the A165.

ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, UPVC double glazing and is arranged on two floors as follows:

LOUNGE

10'11" x 14'10"

With an electric fire with tiled hearth and timber mantle, ceiling cove and one central heating radiator.

BEDROOM 3 (GROUND FLOOR)

9'9" x 10'9"

With one central heating radiator.

BATHROOM/W.C.

6' x 6'3"

With a white three piece suite comprising of a panelled bath with shower over, low level W.C., pedestal wash hand basin, part tiled walls, and a heated towel radiator.

KITCHEN

9'8" x 12'6"

With a range of base and wall units incorporating worksurfaces with an inset stainless steel sink, electric oven with electric hob and cooker hood over, space for a washing machine and space for a fridge freezer, UPVC rear entrance door leading to the rear garden, understairs storage cupboard, one central heating radiator and open archway to:

DINING ROOM

8'10" x 11'

With ceiling cove and one central heating radiator.

FIRST FLOOR

LANDING

With built in under eves storage cupboards and doorways to:

BEDROOM 1

11' x 10'4"

With a built in wardrobe and one central heating radiator.

BEDROOM 2

10' x 11'5"

With built in wardrobes and access to the eaves storage area, concealed central heating boiler and one central heating radiator.

OUTSIDE

The property fronts onto a lawned foregarden with a parking drive leading past the property to meet a single garage.

To the rear is a good sized, mainly lawned garden with paved patio, decked terrace to the rear of the garage and mature hedgerow.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

COUNCIL TAX BAND

The council tax band for this property is band C.



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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