



Quick & Clarke

PROPERTY SPECIALISTS

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12 Cawood Drive, Skirlaugh, HU11 5EN
Offers in the region of £240,000



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

- Well presented home
- 3/4 bedrooms
- Spacious accommodation
- Generous gardens
- Garage

- Must be viewed
- Shower room & Bathroom
- Lovely plot
- Plenty of parking
- Energy Rating - TBC

LOCATION

This property fronts onto Cawood Drive a pleasant residential location close to the centre of this popular village.

Skirlaugh is a popular and well-established Holderness village with a parish population of approximately 1,800, offering a strong sense of community alongside excellent day-to-day convenience. The village is well served by a range of local amenities including village shops, a public house, and its own primary school, making it particularly attractive to families.

Ideally located, Skirlaugh lies around eight miles from the city of Hull, benefiting from a main bus route, and is similarly well placed for the historic market town of Beverley and the East Yorkshire coastal town of Hornsea. This combination of village charm, good local facilities, and easy access to town and coastal destinations makes Skirlaugh a highly appealing place to live.

ACCOMMODATION

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

ENTRANCE HALL

With composite front entrance door and matching side panels, built in cloaks cupboard, laminate flooring, stairs leading to the first floor and one central heating radiator.

LOUNGE & DINING AREA

21'3" x 14'11" overall
With an open fire set in a hearth and inset with a sandstone surround, two wall light points, laminate flooring and two central heating radiators.

DINING KITCHEN

9'10" x 15'
With a good range of fitted base and wall units incorporating contrasting work surfaces with an inset 1 1/2

bowl sink unit, built in double oven and split level ceramic hob with extractor over, plumbing for an automatic washing machine, space for a dishwasher, tiled splashbacks, ceramic tile floor covering, UPVC rear entrance door, downlighting to the ceiling and two central heating radiators.

BEDROOM 4 (OR SEPERATE DINING ROOM)

10'10" x 12'3"
Currently used as a home gym. With built in storage cupboards, laminate flooring and one central heating radiator.

SHOWER ROOM / W.C.

5'5" x 7'7"
With a corner shower cubicle, vanity unit housing the wash hand basin, low level W.C., full height tiling to the walls, ceramic tile floor covering and a ladder radiator.

FIRST FLOOR

LANDING

With an access hatch leading to the roof space and doorways to:

BEDROOM 1

9'9" x 12'6" (net)
With a good range of fitted wardrobes incorporating top storage cupboards and matching drawers with a central dressing table and one central heating radiator.

BEDROOM 2

10'10" x 10'9"
With fitted wardrobes incorporating a matching dressing table, top storage cupboards, additional built in storage, laminate flooring and one central heating radiator.

BEDROOM 3

10'5" x 7'1"
With fitted wardrobes and one central heating radiator.

BATHROOM / W.C.

9'5" x 7'
With a modern suite comprising of a 'P' shaped bath with mixer taps and an electric shower over with screen above, pedestal wash hand basin, low level W.C., laminate flooring and one central heating radiator.

OUTSIDE

The property fronts onto a generous foregarden which is lawned and there is a wide parking drive which leads along the side of the bungalow to a single detached garage with up and over main door, side personal door, power and light laid on.

To the rear is an attractive garden with a patio adjoining the immediate rear and a generous lawned garden beyond which enjoys a great deal of privacy and there is an additional seating area to the rear of the garage. There is also outside cold water tap, external power point and external lighting.

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.

FLOOR PLAN

TO FOLLOW