



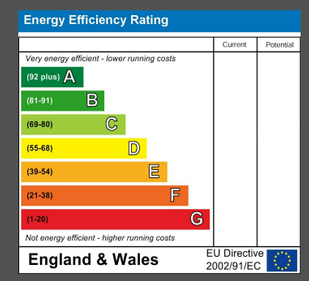




Quick & Clarke

PROPERTY SPECIALISTS

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93 Cawood Drive, Skirlaugh, HU11 5ES

Offers in the region of £226,500













- Beautifully Maintained Bungalow
- Two Reception Rooms
- Ground Floor Bathroom
- South Facing Garden to Rear
- Must Be Viewed
- Well Presented Accommodation
- Three Double Bedrooms
- Jack & Jill Bathroom
- Parking Drive & Garage
- Energy Rating - TBC

A beautifully maintained semi-detached dormer bungalow which enjoys a pleasant corner plot with two reception rooms, ground floor bedroom and bathroom, a modern kitchen and stairs to two further bedrooms with a Jack and Jill shower room. There are gardens front and rear along with a parking drive and a single garage.

LOCATION
This property fronts onto Cawood Drive which leads between Main Road and Benningholme Lane.

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 welcoming 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, UPVC facias and soffits and is arranged on two floors as follows:

'L' SHAPED SIDE ENTRANCE HALL
With a UPVC entrance door, stairs leading off and one central heating radiator.

LOUNGE
10'8" x 14'9"
With an electric fire fire set in a hearth and inset with timber surround and one central heating radiator.

KITCHEN
9'9" x 12'6"
With a good range of base and wall units incorporating worksurfaces with an inset sink unit, built in oven and split level gas hob with cooker hood over, plumbing for an automatic washing machine, integrated fridge and freezer, a useful understairs cupboard which is shelved, ceramic tile floor covering, tiled splashbacks, UPVC rear entrance door and one central heating radiator.

DINING ROOM (OR BEDROOM 4)
10'10" x 9'
With a pleasant outlook over the rear garden and one central heating radiator.

BEDROOM 1
10'9" (net) x 8'
With fitted wardrobes along one wall and one central heating radiator.

BATHROOM / W.C.
5'5" x 6'3"
With a panelled bath, pedestal wash hand basin, low level W.C., ceramic tile floor covering, full height tiling to the walls and one central heating radiator.

FIRST FLOOR

LANDING
With built in cylinder / airing cupboards along with a useful deep undereaves storage space (with potential for conversion into another bedroom subject to local planning approvals), which is boarded out and there are doorways to:

BEDROOM 2
13'4" x 8'9"
With fitted wardrobes, matching drawers and one central heating radiator.

BEDROOM 3
10' x 9'
With fitted wardrobes, top storage cupboards, matching dressing table and drawers and one central heating radiator.

JACK AND JILL SHOWER ROOM
7'3" x 7'1"
With a large shower cubicle, pedestal wash hand basin, low level W.C., part tiling to the walls and one central heating radiator.

OUTSIDE
The property fronts onto a lawned foregarden with a side drive with parking for two cars, leading to a single garage (9'11" x 17'8") with up and over main door, side personal door, power and light laid on (please note the facias on the rear of the garage are currently awaiting to be replaced with UPVC facias).

A large paved patio adjoins the immediate rear of the property with a lawned garden beyond which enjoys a Southerly aspect with a fenced surround and there is an additional decked terrace adjoining the very rear of the garden. There is also external lighting and an outside cold water tap.

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