

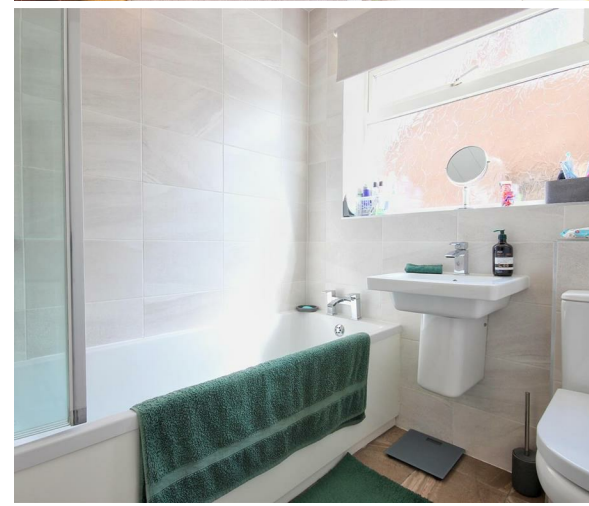


Quick & Clarke

PROPERTY SPECIALISTS

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75 Cawood Drive, Skirlaugh, HU11 5ER
Offers in the region of £225,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- NO CHAIN
- 3/4 bedrooms
- Modern dining kitchen
- Plenty of parking
- West facing garden to rear

- Spacious bungalow
- 20ft lounge
- Flexible layout
- Garage
- Energy Rating - C

LOCATION

This property fronts onto Cawood Drive which leads between the 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:

ENTRANCE HALL

With Upvc entrance door, stairs leading off, laminate flooring, and one central heating radiator.

LOUNGE

20'10" x 10'9" deepening to 14'10"
A lovely bright and airy room with a gas fire set in a marble hearth and inset with matching surround, laminate flooring and one central heating radiator.

DINING KITCHEN

9'5" x 12'6"
With a good range of base and wall units incorporating Quartz worksurfaces with tiled splashbacks with an inset sink unit, integrated dishwasher, integrated fridge freezer,

plumbing for an automatic washing machine, built in double oven with ceramic hob, understairs pantry cupboard, laminate flooring, UPVC door leading to the porch and one central heating radiator.

REAR PORCH

With a brick base and Upvc windows, with tiled flooring, space for a tumble dryer and a Upvc rear entrance door.

BEDROOM 4 or SITTING ROOM

11'2" x 8'11"
With laminate flooring and one central heating radiator.

BATHROOM / W.C.

5'5" x 6'2"
With a three piece suite comprising of a panelled bath with mixer taps and shower over with screen above, concealed cistern / W.C., wash hand basin, ceramic tile floor covering, full height tiling to the walls and one central heating radiator.

FIRST FLOOR

LANDING

With doorways to:

BEDROOM 1 (FRONT)

10'7" x 10'11"
With a built in cupboard which houses a modern combi boiler which includes the remaining 10 year guarantee (fitted in 2021) and there is one central heating radiator.

BEDROOM 2 (REAR)

10'7" x 9'1"
With laminate floor covering.

BEDROOM 3 (SIDE)

9'6" x 19'3"
With laminate flooring and one central heating radiator.

OUTSIDE

There is a long parking drive leading to meet a single garage (8'10" x 15'5") with up and over main door, power

and light laid on and UPVC personal door. There is also additional parking to the foregarden which is paved.

To the rear is an enclosed garden which enjoys a Westerly aspect with mainly lawned surfaces along with a fenced surround and an aluminium built garden shed. There is also an outside cold water tap 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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