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ESTATE AGENTS



## Mallard Close Skirlaugh , HU11 5BD

Situated in the tranquil setting of Mallard Close, Skirlaugh, this stylish family home offers a perfect blend of modern living and village charm. Built in 2012, the property boasts a contemporary design that caters to the needs of today's families. With four well-proportioned bedrooms, it provides ample space for relaxation and rest.

The heart of the home is a welcoming reception room, plus kitchen diner leading onto the rear garden ideal for family gatherings or entertaining guests.

Situated in a quiet cul-de-sac, this home benefits from two dedicated parking spaces, making it easy for you and your guests to come and go. The location is particularly advantageous, as it is just a short distance from the vibrant cities of Hull and Beverley, offering a wealth of shopping, dining, and recreational options.

Skirlaugh itself is a delightful village, rich in amenities that cater to everyday needs, ensuring that you have everything you require within easy reach. This property is not just a house; it is a place where you can create lasting memories in a community that feels like home. Whether you are a first-time buyer or looking to settle down with your family, this charming residence is sure to impress.

Viewing highly recommended!!

EPC- awaiting- Tax Band-B- Tenure -Freehold

**£199,995**

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#### Entrance Hall

Double glazed composite door. Doors leading to cloakroom and living room.

#### Cloakroom

Stylish cloakroom with low level W.C plus vanity unit, heated towel rail and hand wash basin. Splash-back adds the finishing touches to the décor.

#### Living Room

14'11" x 9'6" (4.55 x 2.90)  
Window to the front creating natural light. Carpeted flooring plus a radiator. The feature of the room is the hearth and surround with an electric fire.

#### Kitchen Diner

9'4" x 14'7" (2.87 x 4.45)  
Fitted wall and base units housing double electric oven. Composite granite effect work surfaces add elegance to the room. Gas hob complimented by the splash back and extractor hood. Boasts integrated washer/dryer, and fridge freezer. Combi boiler housed in a wall unit.

#### First Floor Landing

8'7" x 6'3" (2.64 x 1.93)  
Accessed from a door in the living room. Window to the side creating a light, airy space. Carpeted flooring complimented by the spindled staircase and banister. Doors leading to bedrooms, bathroom and 2nd floor staircase.

#### Bedroom 3

5'10" x 6'9" (1.78 x 2.06)  
Window to front aspect, carpeted flooring and a radiator

#### Bedroom 2

10'9" x 7'10" (3.28 x 2.41)  
Fitted wardrobes creating plenty of storage. Coved ceiling plus carpeted flooring, adding style to this room. Window to the front and a radiator.

#### Master Bedroom

10'11" x 8'5" (3.33 x 2.59)  
Fitted wardrobes add elegance to the room. carpeted flooring plus a radiator as well as coved ceiling. Window overlooking rear garden.

#### Bathroom

9'1" x 6'3" (2.77 x 1.93)  
Panelled bath with shower over the bath. Vanity units plus hand wash basin and low level W.C. Heated towel rail, part tiled walls, extractor fan and laminated flooring adding chic to this room.

#### 2nd Floor landing

Carpeted stairs with spindled stair case leading to the fourth bedroom. Door leading to the bedroom.

#### Bedroom 4

Velux windows overlooking the rear garden. Fitted base units providing ample storage space. Carpeted flooring plus a radiator. Extra storage behind the built in shelving.

#### Front Garden

Wrought iron fencing plus gate leading to the front door. Paved slabs creating the path plus gravelled area. Two allocated parking spaces directly in front of the house. Wrought iron gate providing private access to rear garden.

#### Rear Garden

Fenced boundaries with mainly lawned area. Mature shrubbery nestled in the sleeper borders. Patio area creating space for alfresco dining. Pergola offering a tranquil area to relax. Garden shed boasting solar panelled lighting. Path leading to the front of the house with wrought iron gate.

#### About us

HPS is a trusted and recognised Estate Agents in the local market, our sales team brings together industry expertise, genuine passion, and a forward-thinking approach to property. Whether you're buying, selling, or exploring something new,

we deliver a level of service that's as supportive as it is results-driven. From stylish residential homes to thriving commercial spaces, we're with you from the first enquiry to the moment you step confidently into your new property. If you're ready for a smoother, smarter and more personalised experience, give us a call—your next move starts here.

#### Disclaimer

##### Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

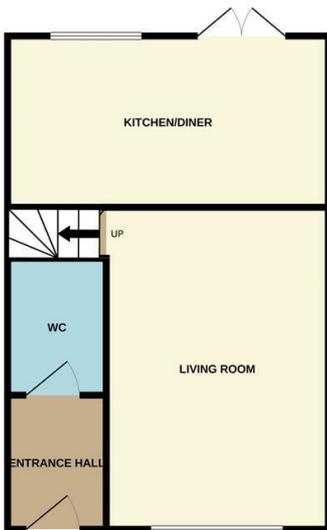
- Located in a quiet Cul de Sac
- Low maintenance gardens
- Fitted wardrobes in two bedrooms
- Viewing highly recommended for this stylish home
- Spacious home spread over two floors
- Ground floor cloakroom
- Within easy reach to the coast, Hull and Beverley
- Designated parking for two cars
- Stylish kitchen boasting integrated appliances
- Catchment area for Hornsea and South Holderness secondary schools



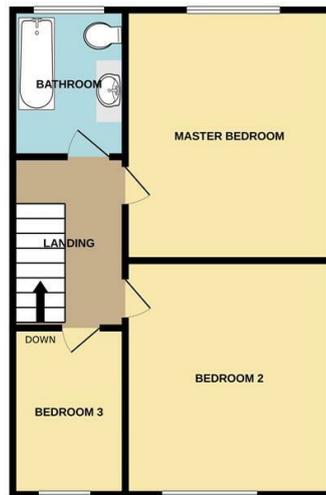


## Floor Plan

GROUND FLOOR



1ST FLOOR



2ND FLOOR



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		