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ESTATE AGENTS



## Cawood Crescent Skirlaugh, HU11 5EW

Situated in the sought-after village of Skirlaugh, this well-presented three-bedroom semi-detached dormer bungalow offers spacious and versatile accommodation, attractive countryside views and low-maintenance outdoor space, making it ideal for a range of buyers including families, downsizers and professionals alike. Occupying a generous plot, the property benefits from off-street parking, a detached garage, EV charging point and beautifully maintained gardens with multiple seating areas enjoying views across open fields to the rear.

The accommodation briefly comprises an entrance hall with cloakroom/WC, a spacious lounge featuring a multi-fuel stove, fitted kitchen with integrated double oven and hob, separate dining room and an additional reception/dining space with patio doors opening onto the rear decking area and garden.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and dressing table. The rear bedroom enjoys particularly attractive open countryside views and sunsets. A family bathroom completes the first-floor accommodation.

Externally, the front of the property offers gravelled off-street parking for two vehicles with mature shrubbery and hedged boundaries. A shared driveway provides access to the detached brick garage.

The rear garden has been designed for ease of maintenance and features decked and paved seating areas, lawned sections, mature borders and open views across neighbouring fields, creating an ideal space for relaxing or entertaining.

The property also benefits from oil-fired central heating and double glazing throughout.

Located within the popular village of Skirlaugh, the property enjoys a peaceful setting while remaining conveniently positioned for access to Hull, surrounding villages and the East Coast.

Early viewing is highly recommended to fully appreciate the space, setting and lifestyle this property has to offer.

EPC-E- Council Tax- C- Tenure-Freehold

**£225,000**

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#### Entrance Hall

9'1" x 6'11" (2.79 x 2.13)

Double glazed entrance door nestled between double glazed windows. Laminate flooring plus under stairs cupboard. Carpeted staircase boasting a spindled bannister. Doors to dining room and cloakroom.

#### Cloakroom

5'10" x 2'6" (1.78 x 0.78)

Low level W.C plus wash hand basin nestled in a vanity unit. Vinyl flooring also heated towel rail. Double glazed window to side aspect.

#### Living Room

17'7" x 11'5" (5.37 x 3.50)

Panelled wall is a feature of this room plus the oak mantel and paved hearth dressed with a multi fuel stove. Carpeted flooring and bay double glazed window overlooking the front garden.

#### Living Room/ Diner

11'2" x 9'10" (3.41 x 3.00)

Patio doors leading out onto decked area allowing the outside inside. Views of the rear garden and open fields. Coved ceiling and a radiator plus carpeted flooring.

#### Kitchen

11'1" x 10'9" (3.40 x 3.30)

Stylish fitted wall and base units creating plenty of work surfaces. Sink and drainer with mixer tap, views of the rear garden through the double glazed window. Double electric built in oven as well as an electric hob. Space for a washing machine and dishwasher. Double glazed door leading onto the rear garden decked space. Part tiled walls compliment this room along with the tiled flooring.

#### Dining Room

9'11" x 8'3" (3.03 x 2.54)

Nestled between the living room and kitchen. Window to the side boasting laminate flooring and a radiator. Currently used as a music room.

#### First Floor Landing

6'3" x 3'11" (1.91 x 1.20)

Carpeted flooring and spindled banister. Doors to bedrooms and bathroom. Airing cupboard housing the hot water cylinder. Loft access boasting a fixed ladder for easy access.

#### Bedroom 1

12'4" x 10'7" > 8'10" (3.77 x 3.25 > 2.71)

Fitted wardrobes and fitted dressing table creating ample storage space. Carpeted flooring plus a radiator. Window to the front aspect oozing natural light.

#### Bedroom 2

9'10" x 9'5" (3.00 x 2.89)

Window to the rear aspect with spectacular views of open fields and the sun setting. Carpeted flooring plus coved ceiling as well as a radiator.

#### Bedroom 3

11'10" x 6'9" (3.62 x 2.06)

Window to the front aspect. Carpeted flooring and a radiator.

#### Bathroom

6'11" x 5'5" (2.13 x 1.66)

Boasting a corner bath with shower over the bath. Pedestal hand wash basin and low level W.C. Tiled walls and laminate flooring adding the finishing touches.

#### Front Garden

Hedged boundary with gravelled parking spaces for two cars. Mature shrubs nestled against the dividing low level brick wall. Electric charge point assembled to the front of the house. Shared driveway leading to the garage.

#### Rear Garden

Low maintenance garden with differnt areas to sit and relax, Decked area leading from the rear recption/ dining room. Paved area to the rear of the garage with vies of the countryside. Hedged boundary to rear plus fenced boundary to both sides. Mainly lawned area with

mature shrubbery borders. Path leading to the garage door.

#### Garage

Detached brick garage with up and over door plus side door as well as a window.

#### 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

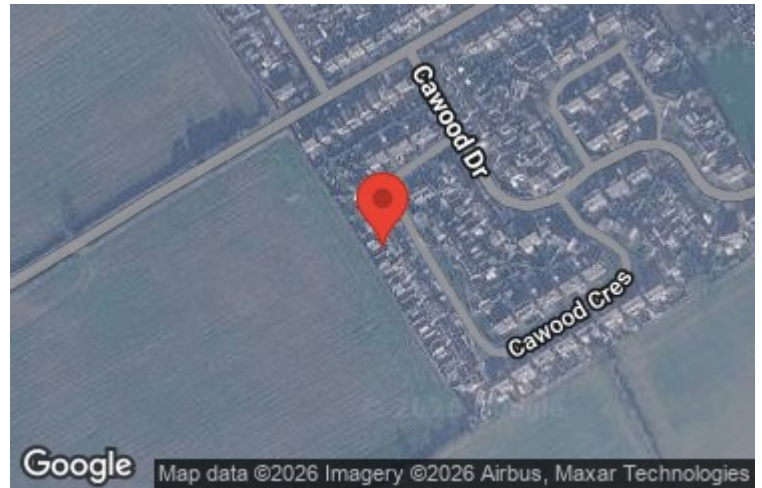
Laser Tape Clause - Laser Tape Clause

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

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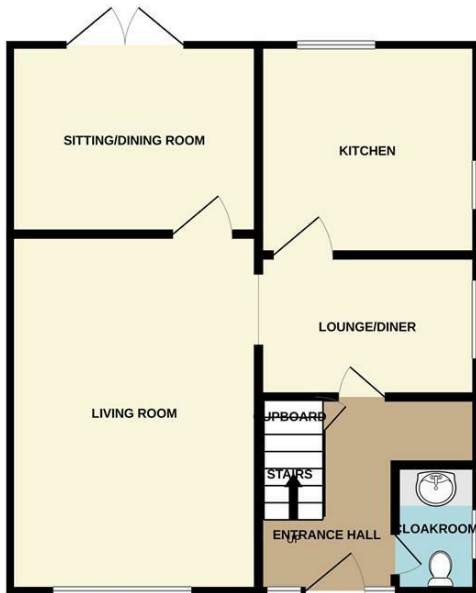
- Well-presented three-bedroom dormer bungalow
- Spacious and versatile living accommodation
- Detached garage, off-street parking and EV charging point
- Within catchment for Hornsea School & Language College
- Sought-after village location
- Lounge with multi-fuel stove
- Newly installed oil-fired boiler
- Open countryside views to the rear
- Modern fitted kitchen
- Close to local amenities and transport links



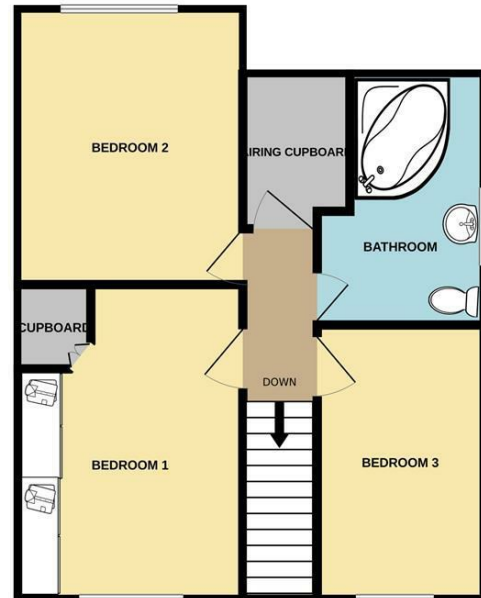


## Floor Plan

GROUND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 sq.m.) approx.

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>79</b>
		<b>51</b>	
<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	