



**Cawood Drive
Hull
HU11 5EL**

£210,000

LOCATED IN THE POPULAR VILLAGE OF SKIRLAUGH, CONVENIENTLY PLACED FOR ACCESS TO HULL, BEVERLEY AND THE EAST COAST, THIS SEMI DETACHED CHALET STYLE BUNGALOW ENJOYS BEAUTIFUL OPEN COUNTRYSIDE VIEWS TO THE REAR AND REPRESENTS AN EXCELLENT OPPORTUNITY FOR THE GROWING FAMILY.

Set within a generous plot of well tended gardens with ample off street parking amenities via a side driveway to a garage, the spacious accommodation briefly comprises entrance hall, cloak room, lounge and dining area, fitted kitchen opening to a day room, utility room, three first floor bedrooms of good proportion and a bathroom. With gas central heating to radiators and double glazing, the property is well presented throughout with contemporary fixtures and fittings and further enquiries in order to view will not disappoint.

- Popular Village Location
- Three Bedrooms
- South Facing Rear Garden
- Beautifully Presented
- Large Driveway & Garage
- Beautiful Rural Views
- Close to Local Amenities
- Viewing Essential







Entrance Hall
With staircase off and a radiator.

Cloak Room
Wash hand basin within a vanity unit, a low level wc and half tiled walls.

Lounge
17'8" x 10'10"
Window to the front aspect, an Adam style fire surround with tiled back and hearth, a radiator and opens to;

Dining Area
10'0" x 8'2"
Window to the side aspect and a radiator.

Day Room/Dining Room
11'3" x 10'4"
With attractive laminate flooring, a radiator, French Doors giving access to the rear gardens and opens to;

Kitchen
10'4" x 11'3"
A good range of fitted floor and wall units with rolled edge laminated preparation surfaces having an inset one and a half bowl sink unit with mixer tap. Laminate flooring continues, partially tiled walls, a radiator, breakfast bar and integrated appliances include a dishwasher, an electric oven and grill, an electric hob and an over head filter canopy.

Utility Room
10'5" x 6'4"
Windows to three aspects, access to the rear garden, tiled floor, a radiator and plumbing for an automatic washing machine.

Landing
With a walk in storage area and access to;

Bedroom One
12'7" x 11'0"
Window to the front aspect and a radiator.

Bedroom Two
10'0" x 9'6"
Window to the rear aspect with super views over open countryside and a radiator.

Bedroom Three
10'7" x 6'6"
Window to the side aspect and a radiator.

Loft Space
Large boarded loft space with substantial storage and allows access to the boiler.

Bathroom
A modern suite in white to comprise panelled bath, wash hand basin and a low level wc within a vanity unit. The walls are half tiled, there is a radiator and a plumbed shower unit within an independent enclosure.

Gardens
The property is set within a very generous plot with gardens being laid mainly to lawn and a paved patio area to the rear.

Garage
Brick built with an up and over vehicular door, a side personnel door and electricity supply.

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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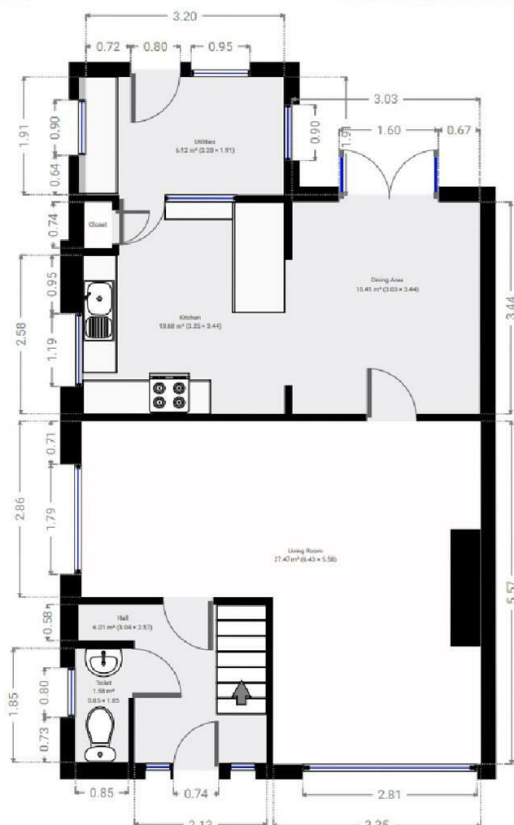
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Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain.

Valuations
If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

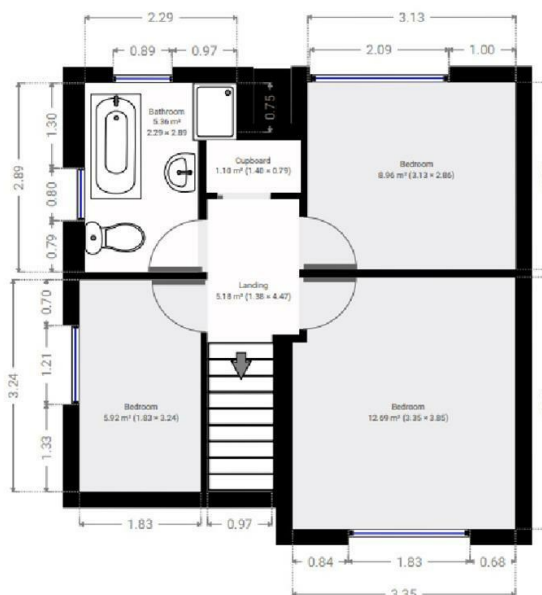
▼ Ground Floor

TOTAL AREA: 62.56 m² • LIVING AREA: 62.56 m² • ROOMS: 2



▼ 1st Floor

TOTAL AREA: 39.18 m² • LIVING AREA: 39.18 m² • ROOMS: 3



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	81

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

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