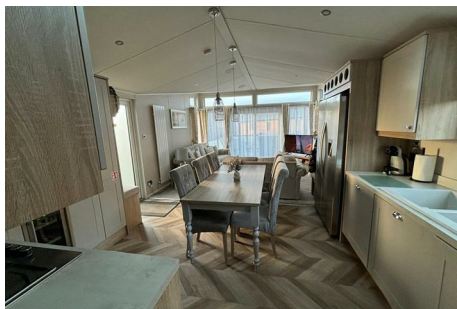


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ESTATE AGENTS



Skirlaugh Hull, HU11 5AE

Situated in a quiet area along Hull Road in Skirlaugh, this contemporary lodge provides stylish and comfortable accommodation in a peaceful setting. Designed to offer a relaxing escape, the lodge enjoys a calm environment ideal for those seeking a slower pace of life.

Internally, the property features a bright and generously sized open-plan living space, incorporating the kitchen, dining, and lounge areas. The thoughtful layout maximises natural light and creates a welcoming space suitable for socialising or unwinding in comfort.

Externally, the lodge benefits from its own decking area complete with a hot tub, offering a private place to relax and enjoy the surroundings. The well-kept gardens further enhance the outdoor space, providing an attractive and tranquil setting.

EPC Rating - Exempt, Council Tax - Exempt, Tenure - Licence agreement

Offers Over £65,000

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Living Room

Open plan living area with patio doors leading onto the composite decked balcony. Electric fire with hearth and surround. Carpeted flooring.

Dining Kitchen

Open plan kitchen diner leading to living area. Boasts fitted wall and base units plus work surfaces incorporating sink and drainer as well as a mixer tap. Complimented with wine cooler, built in microwave and an American style fridge freezer. Velux window creates an airy, light space.

Master Bedroom

Spacious room boasting a walk in wardrobe, dressing table, wall lights plus carpeted flooring. Window overlooking the side of the lodge. Plush headboard complimented by bedside drawer and wall lights. Velux window creating natural lighting.

En-suite

3 piece suite complimented with a panelled 3/4 bath. Boasts a shower over the bath. Part tiled walls plus window to the side. Heated towel rail as well as a pedestal hand wash basin and low level W.C.

Bedroom 2

Fitted wardrobes creating ample storage plus 2 single beds and carpeted flooring.

Bathroom

Step in shower with cubicle, heated towel rail plus vinyl

flooring . Low level W.C as well as a hand wash basin. Built in vanity cupboards creating ample storage.

Balcony

Decked balcony with privacy screen and pergola. Hot tub and space for outdoor dining.

Garden

Lawn area plus parking for two cars defined by sleepers and gravelled area at the side of the lodge.

Willows Pasture

Willow Pastures Country Park is a small, family run holiday park set in the heart of the Yorkshire countryside. Next door is a garden centre with various outlets plus a cafeteria. Access to the Pennine Trail leading to Hornsea or Hull. It is within driving distance to Hull, Beverley and Hornsea making it an ideal base for exploring all East Yorkshire has to offer. There is a good bus service to Hull. The site has been awarded by Hoseasons BEST LARGE PARK IN BRITAIN AWARD.

About Us

Now well established, our sales team at HPS Estate Agents are passionate about property and are dedicated to bringing you the best customer service we can.

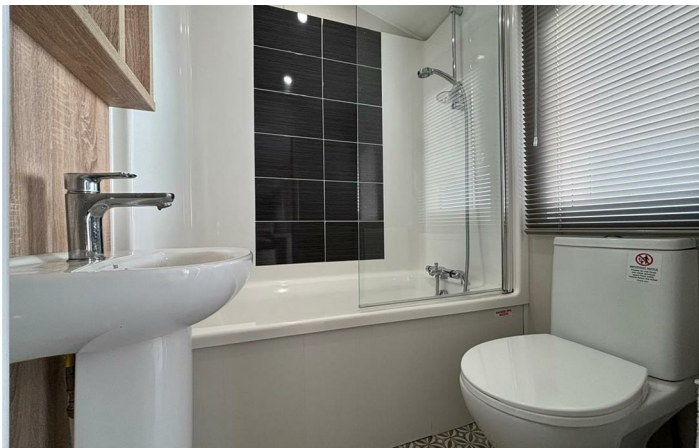
Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not

give us a call and try for yourselves - you have nothing to lose and everything to gain.

- BEST LARGE PARK IN BRITAIN AWARD (Hoseasons)
- Ideal investment opportunity
- Spacious open plan living dining area
- Must be viewed to truly appreciate

- Relax & Explore – North England Award
- En-suite boasting a 3/4 bath
- Fantastic walk in wardrobe in master bedroom

- Located in a rural setting with links to the Pennine Trail
- Hot tub on secluded decked balcony
- Well equipped kitchen





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

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