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ESTATE AGENTS



Cawood Crescent Skirlaugh, HU11 5EW

Nestled in the charming village of Skirlaugh, this delightful semi-detached Dormer Bungalow on Cawood Crescent offers a perfect blend of comfort and practicality. Built in 1975, the property spans an impressive 1,184 square feet, providing ample space for families or those seeking a little extra room to breathe.

Upon entering, you are welcomed by two inviting reception rooms, ideal for both relaxation and entertaining. The layout is thoughtfully designed, ensuring a warm and homely atmosphere throughout.

The three spacious bedrooms are a standout feature, with the rear bedroom boasting lovely views that enhance the tranquil setting of the property.

The Dormer Bungalow is equipped with oil-fired central heating, ensuring warmth and comfort during the colder months. The low maintenance gardens provide a perfect outdoor space for enjoying the fresh air without the burden of extensive upkeep, making it an excellent choice for busy individuals or families.

This property is not just a property; it is a home that offers a peaceful retreat while being conveniently located near local amenities. Whether you are looking to settle down or invest, this residence presents a wonderful opportunity to enjoy life in a picturesque village setting.

£230,000

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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 different areas to sit and relax, Decked area leading from the rear reception/ dining room. Paved area to the rear of the garage with views 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.

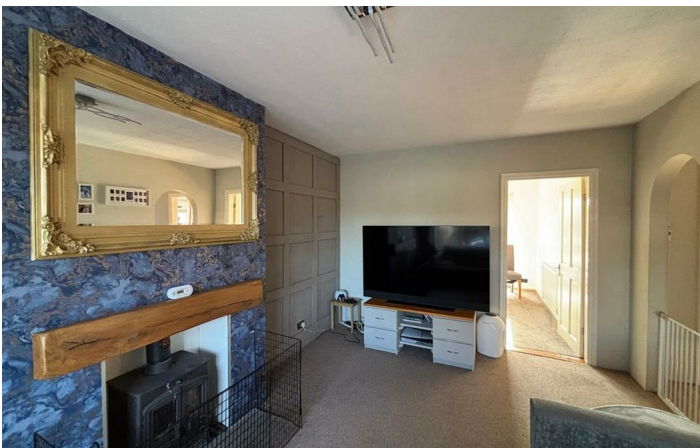
Disclaimer

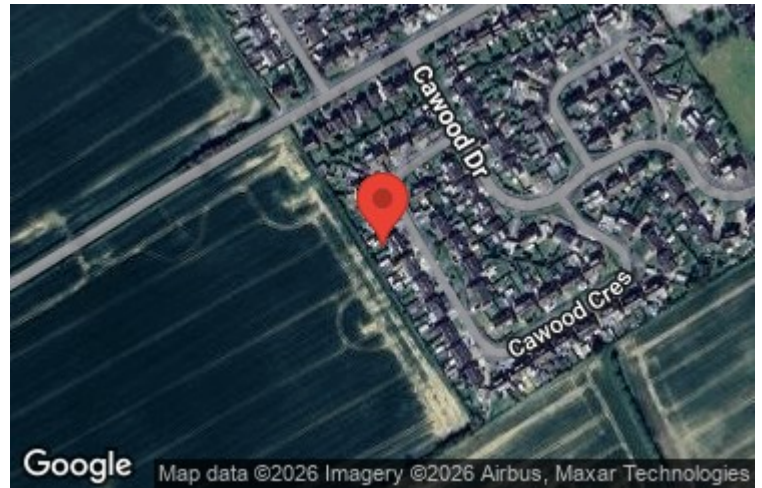
Laser Tape Clause - Laser Tape Clause

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

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.

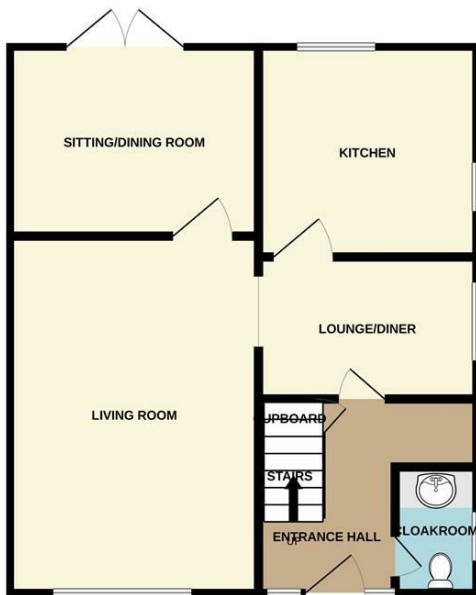
- Sought after location with regular bus service to Hull
- Many amenities within the village
- Newly installed oil fired boiler
- Viewing highly recommended
- Short drive from Beverley and Hornsea
- Low maintenance front and rear gardens
- Amazing views from the bedroom
- Catchment area for Hornsea Secondary School
- Charge point for electric car
- Stylish, practical kitchen boasting many wall and base units



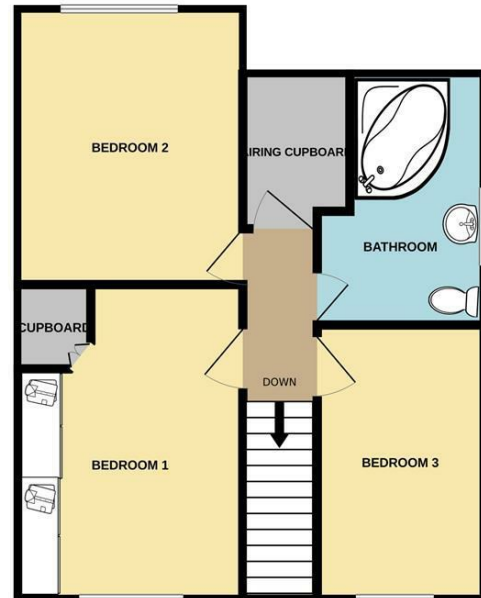


Floor Plan

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) 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 | | | |
| | | 51 | 79 |
| 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 | | |