

Phone: 01964 533343

Email: [info@hpsestateagents.co.uk](mailto:info@hpsestateagents.co.uk)

**HPS**  
ESTATE AGENTS



## Hull Road Skirlaugh Hull, HU11 5AE

Nestled in the tranquil setting of Hull Road, Skirlaugh, this charming lodge (less than one year old) offers a perfect blend of comfort and modern living. The lodge is situated in a peaceful location, making it an ideal retreat from the hustle and bustle of everyday life.

As you step inside, you will be greeted by a spacious open plan living area that seamlessly combines the kitchen, dining, and lounge spaces. This layout not only enhances the flow of natural light but also creates a warm and inviting atmosphere, perfect for both entertaining guests and enjoying quiet family evenings.

One of the standout features of this lodge is the delightful hot tub, providing a luxurious escape right on your own decking area. Imagine unwinding after a long day, surrounded by the beauty of well-maintained gardens that offer a serene outdoor space for relaxation and recreation.

Additionally, the lodge is conveniently located close to the coast, allowing for easy access to stunning seaside walks and the refreshing sea breeze. This combination of a peaceful environment, modern amenities, and proximity to the coast makes this lodge a truly desirable home from home.

Willows Pasture has won two awards this year. This is an incredible achievement for the park and something they are truly proud of. It reflects the passion and dedication that goes into making Willow

**Offers In The Region Of £84,500**

[www.hpsestateagents.co.uk](http://www.hpsestateagents.co.uk)

### Lounge area

Lovely airy space complimented with a corner suite plus wood affect laminate flooring. Stylish double glazed window with patio doors leading to the composite decking.

### dining area

Stylish table with seating for six people nestled against a wooden effect feature wall with hanging light fittings and window to the rear.

### kitchen area

Wall and base units with built in fridge, freezer, dishwasher, washing machine/tumble dryer, microwave, gas oven and hob. sink and drainer with mixer tap. Window to the side.

### twin bedroom

Wall mounted television, over the beds fitted wall units plus fitted wardrobe. Window to the side as well as a radiator.

### bathroom

Step in shower cubicle with resin wall covering plus tiles. hand wash basin plus low level W.C. fitted vanity plus shelving for storage.

### bedroom 2

Fitted wardrobes plus wall units over the double bed. Bedside cabinets plus wall mounted television. Fitted dressing table plus a radiator. door leading to en suite.

### Decking area

Composite decking provides a lovely area to relax in the hot

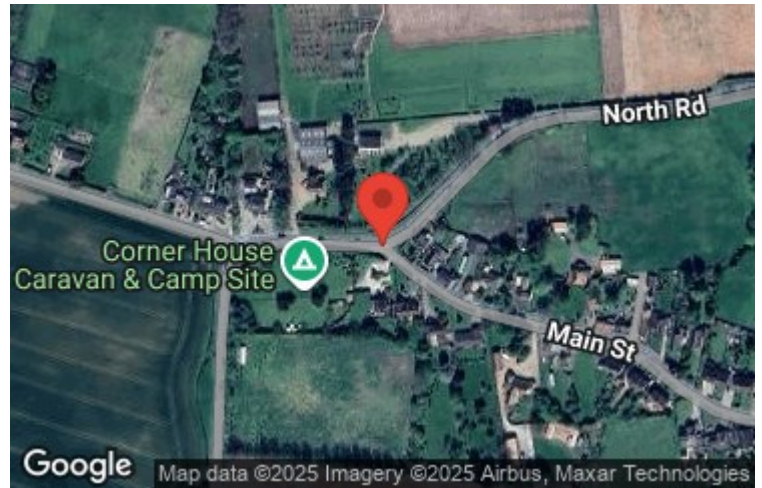
tub or sit admiring the peaceful location. Frosted glass balustrade provides privacy. The lodge benefits from decked balcony with a gate and steps to the lodge.

### garden area

Lawn area plus parking for two cars on a concrete base. slated area at the front of the lodge.

- Fantastic location close to the coast
- Spacious open plan living dining area
- Relax & Explore – North England Award
- Stylish kitchen with ample wall and base units
- Ideal investment opportunity
- Set in well maintained landscaped areas
- Parking for 2 cars plus guest parking
- Hot tub on secluded decking area
- Picnic areas, games area and nature walks
- BEST LARGE PARK IN BRITAIN AAWARD





## 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 firm's 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) <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		