

3 Goldy Wood Avenue, Skirlaugh HU11 5BZ

£299,950

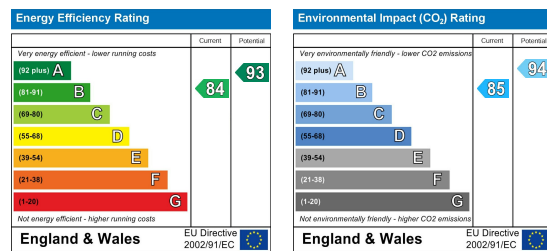
Floor Plan (for identification purposes only)



Viewing

Please contact our Q & C Hornsea Office on 01964 537123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.





- Wow - Must View Property
- Built in 2017 by Peter Ward Homes
- Generous Rear Garden
- Westerly Rear Aspect
- Better Than New

- High Spec Finishes & Upgrades
- Fabulous Living Kitchen
- Adjoining Fields
- Side Drive & Single Detached Garage
- Energy Rating - B

ENTRANCE HALL

6'4" x 7'11" (1.93m x 2.41m)
With a built in storage cupboard, ceramic tile floor covering and one central heating radiator.

LOUNGE

11'11" x 20'8" (3.63m x 6.30m)
With a French door leading onto the rear garden incorporating matching side panels and two central heating radiators.

COMBINED KITCHEN & DAY ROOM

15'5" x 17'6" (4.70m x 5.33m)
With a comprehensive range of fitted base and wall units incorporating contrasting worksurfaces and matching splashbacks, built in double oven and split level hob with cooker hood over, integrated fridge freezer and dishwasher, 1 1/2 bowl stainless steel sink unit, built in understairs cupboard, downlighting to the ceiling, ceramic tile floor covering and one central heating radiator. There are triple concertina patio doors with matching full height windows providing a particular attractive outlook over the rear garden and beyond.

UTILITY ROOM

4'4" x 8'10" (1.32m x 2.69m)
With a worksurface incorporating plumbing for an automatic washer, ceramic tile flooring and one central heating radiator.

CLOAKS/W.C.

5'11" x 3'2" (1.80m x 0.97m)
With a corner wash hand basin incorporating a tiled splashback, low level w.c., ceramic tile floor covering and one central heating radiator.

With a host of upgrades and high spec finishes, a particularly generous rear garden with westerly aspect adjoining open fields this truly is a must view property. Built by well regarded builder Peter Ward Homes in 2017 the property comprises: entrance hall, cloaks/w.c., utility room, fantastic combined kitchen and day room with integrated appliances, through lounge and stairs lead to a master bedroom with ensuite shower room, three further bedrooms and family bathroom/w.c. There is an open plan foregarden, parking drive and a single detached garage.

LOCATION

This property fronts onto Goldy Wood Avenue which forms part of a new development by Peter Ward Homes known as Crown Park which leads off Rowton Drive from Benningholme Lane.

Skirlaugh is a convenient Holderness village which has a parish population of around 1800. The village is well served by village shops, two public houses and its own primary school. The village is located about 8 miles by road from the city of Hull (on the main bus route) and a similar distance from the market town of Beverley as well as the East Yorkshire coastal town of Hornsea.

ACCOMMODATION

Built in 2017 by Peter Ward Homes to their Winslow design and including the remaining NHBC 10 year warranty the property has MAINS GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and is arranged over two floors as follows:

FIRST FLOOR

PART GALLERIED LANDING

With a built in cupboard housing the gas central heating boiler, access hatch leading to the roof space, one central heating radiator and doorways to:

MASTER BEDROOM (FRONT)

12'1" x 9'10" (3.68m x 3.00m)
With one central heating radiator.

ENSUITE SHOWER ROOM

8'11" x 3'11" (2.72m x 1.19m)
With a large independent tiled shower cubicle, low level w.c., wash hand basin, half height tiling to the remaining walls, ceramic tile floor covering, downlighting to the ceiling and a ladder style towel radiator.

BEDROOM 2 (FRONT)

9' x 11'6" (2.74m x 3.51m)
With one central heating radiator.

BEDROOM 3 (REAR)

9' x 8'10" (2.74m x 2.69m)
With one central heating radiator and pleasant views over the rear garden and fields beyond.

BEDROOM 4 (REAR)

9' x 6'4" (2.74m x 1.93m)
With one central heating radiator and enjoying pleasant views over the rear garden and fields beyond.

FAMILY BATHROOM/W.C.

6'3" x 7'11" (1.91m x 2.41m)
Comprising of a three piece white suite with a panelled bath incorporating mixer taps and hand shower over with screen above, wash hand basin, low level w.c., full height tiling to the shower area and half height tiling to one wall, ceramic tile floor covering, shaver point, downlighting to the ceiling and a ladder style hot towel radiator.

OUTSIDE

The property fronts onto an open plan lawned foregarden and there is block paved parking which leads along side the property to a single detached brick built garage with electric up and over main door with power and light laid on, there is also an outside cold water tap located in the driveway. To the rear is a particularly pleasant garden which is of good proportions and includes a paved patio with a lawned garden beyond. The rear garden enjoys a westerly aspect and adjoins open fields.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon a date to be agreed.

EXTRAS

To include all fitted floor coverings.