

Floor Plan (for identification purposes only)

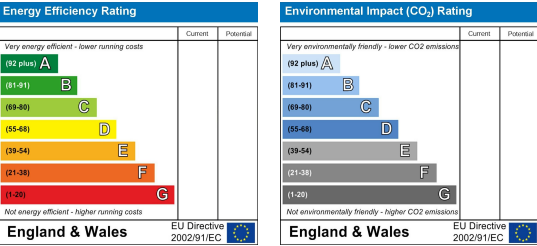
FLOOR PLAN

TO FOLLOW

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.

86 Cawood Drive, Skirlaugh HU11 5ES

£155,000





- Semi Detached Chalet Style House
- Entrance Hall and Cloaks/W.C.
- Dining Room and Kitchen
- Gardens Front & Rear with Garage
- Lots of Potential Offered

A SPACIOUS THREE BEDROOMED SEMI DETACHED CHALET STYLE HOUSE WHICH ENJOYS A CHOICE POSITION IN CAWOOD DRIVE FACING DOWN CAWOOD CRESCENT AND NOT DIRECTLY OVERLOOKED AT THE REAR. THE HOUSE WOULD BENEFIT FROM SOME REFURBISHMENT BUT OFFERS EXCELLENT POTENTIAL AND IS OFFERED FOR SALE WITH NO CHAIN INVOLVED.

LOCATION

This property fronts onto Cawood Drive which leads between Hull Road and Benningholme Lane in a popular residential location on the western side of the village.

Skirlaugh is a convenient Holderness village which has a parish population of around 1800. The village is well served by village shops, a public house 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

The accommodation has OIL FIRED CENTRAL HEATING via hot water radiators, UPVC AND WHITE ALUMINIUM DOUBLE GLAZING (to all but the rear entrance porch/utility) and is arranged on two floors as follows:

ENTRANCE HALL

7' x 8'5" (2.13m x 2.57m)

With front entrance door and matching side panel,

- Spacious Three Bedroomed Accommodation
- Large 'L' Shaped Lounge
- First Floor Bathroom
- No Chain Involved
- Energy Rating - TBC

stairs leading off with cupboard under, and additional built in cloaks/storage cupboards.

CLOAKS/W.C.

With a white suite comprising a fitted vanity unit with wash hand basin and tiled splashback, a low level w.c., ceramic tile flooring and one central heating radiator.

'L' SHAPED LOUNGE

21'1" narrowing to 10'10" x 17'3" (6.43m narrowing to 3.30m x 5.26m)

With a brick feature fireplace incorporating matching side bases, open square archway leading through to the dining room and two central heating radiators.

DINING ROOM

10' x 11'1" (3.05m x 3.38m)

With patio doors leading out into the rear garden, an open archway leading through to the kitchen, ceiling cove and one central heating radiator.

BREAKFAST KITCHEN

10'8" x 11' (3.25m x 3.35m)

With a range of matching base and wall units which incorporate white fronts with complimentary worksurfaces, an inset 1 1/2 bowl stainless steel sink, space for a slot in electric cooker with fitted cooker hood over, two additional built in store cupboards, tiling to the majority of the walls, a floor mounted oil fired central heating boiler, tile effect laminate flooring and plumbing for an automatic dishwasher.

REAR PORCH/UTILITY

8'6" x 5' (2.59m x 1.52m)

With plumbing for an automatic washer, rear entrance door and one central heating radiator.

FIRST FLOOR

LANDING

With a walk in cylinder/airing cupboard, undereaves storage area, access hatch to the roof space and doorways to:

BEDROOM 1 (FRONT)

10'9" x 12'9" overall (3.28m x 3.89m overall)

With seven door fitted wardrobes incorporating top storage cupboards and a matching dresser/drawer unit, ceiling cove and one central heating radiator.

BEDROOM 2 (REAR)

10' x 8'11" (3.05m x 2.72m)

With two door fitted wardrobes incorporating top storage cupboards and a centre dresser/drawer unit, ceiling cove and one central heating radiator.

BEDROOM 3 (FRONT)

6'7" x 12'4" (2.01m x 3.76m)

With two door fitted wardrobe incorporating top storage cupboards, ceiling cove and one central heating radiator.

BATHROOM

6'9" x 6'10" overall (2.06m x 2.08m overall)

With a three piece white suite comprising a panelled bath with an electric instant heated shower and shower screen above, pedestal wash hand basin and low level w.c., full height tiling to the walls, built in bathroom cabinets and one central heating radiator.

OUTSIDE

There i s a lawned foregarden with ornamental borders, a stone chipped parking area and a side drive leads to a concrete sectional built GARAGE 9'1" X 17'6" with an up and over door and electric light laid

on. To the rear is a pleasant, enclosed garden with a central lawn, block paved pathways and terrace areas, a paved sun terrace, timber built garden shed and a further small store alongside the garage.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors), there is no selling chain involved with the purchase of this property and vacant possession will be given upon completion at a date to be agreed.

EXTRAS

Most fitted carpets, curtains and light fittings, together with other fixtures and fittings detailed in these sales particulars, will be included in the sale price.