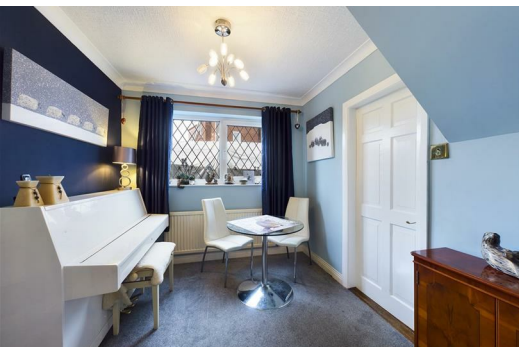




**69 Cawood Drive, Skirlaugh, Hull, Yorkshire HU11 5ER**  
**Offers over £250,000**

\*\*\* EXTENDED AND IMPROVED FAMILY HOME ON CORNER PLOT WITH NO CHAIN \*\*\*  
\*\* VIRTUAL TOUR AVAILABLE \*\*

This FOUR bedroom home has been vastly improved, updated and extended by the current owners to now offer a deceptively large family home. Situated on a generous corner plot within the popular village of Skirlaugh, this home offers so much more than a passing glance would initially suggest! Internal accommodation itself briefly comprises entrance hall, WC, breakfast room, lounge, kitchen / dining room, conservatory and office to ground floor. The first floor boasts landing, master bedroom with en-suite, second bedroom, third bedroom, fourth bedroom and family bathroom. Externally there is a single garage, a large, private rear garden and a driveway to the front boasting ample off street parking. Viewing comes highly recommended to fully appreciate the true size and quality on offer!





### Entrance Hall

With double glazed external door and window to front elevation, under stairs storage cupboard, further storage cupboard, radiator and fitted carpet.

### WC

6'2 x 2'5 (1.88m x 0.74m)

With low flush WC, vanity style wash basin, radiator, tiled floor and double glazed window to side elevation.

### Breakfast Room

8'6 x 9'8 (2.59m x 2.95m)

With double glazed window to side elevation, radiator and fitted carpet.

### Lounge

17'6 x 11'1 (5.33m x 3.38m)

With large double glazed window to front elevation, multi-fuel burning stove with oak mantle, television point and laminate flooring.

### Kitchen / Dining Room

17'1 x 21'4 (5.21m x 6.50m)

A beautiful, open plan space with a range of wall and base units, granite work tops, one and a half bowl ceramic sink, tiled splash backs, Rangemaster range cooker, island with wood worktops, integral dishwasher, washing machine, built in storage cupboard, radiator, tiled flooring and double glazed window to side elevation.

### Office

7'0 x 9'0 (2.13m x 2.74m)

With double glazed window to rear elevations radiator and laminate flooring.

### Conservatory

12'4 x 11'4 (3.76m x 3.45m)

A large conservatory with double glazed windows to rear and both side elevations, French doors to side, radiators and tiled flooring.

### Landing

With loft access and fitted carpet.

### Master Bedroom

8'4 x 13'11 (2.54m x 4.24m)

With double glazed window to rear elevation boasting beautiful countryside views, further double glazed window to side elevation, fitted wardrobes, radiator. Airing cupboard and laminate flooring.

### En-Suite

3'1 x 7'4 (0.94m x 2.24m)

A walk in, wet room style en-suite with fully tiled walls and floor, mains shower, wall mounted vanity wash basin, low flush WC and heated towel rail.

### Bedroom Two

12'7 x 10'11 (3.84m x 3.33m)

With double glazed window to front elevation, radiator and laminate flooring.

### Bedroom Three

9'6 x 9'10 (2.90m x 3.00m)

With double glazed window to rear elevation with brilliant views, radiator and laminate flooring.

### Bedroom Four

10'5 x 6'6 (3.18m x 1.98m)

With double glazed window to side elevation, radiator and laminate flooring.

### Bathroom

9'1 x 6'5 (2.77m x 1.96m)

A large, modern bathroom with jacuzzi bath and mains shower over, vanity style wash basin, low flush WC, heated towel rail and double glazed window to side elevation.

### Single Garage

With up and over garage door, power and light.

### External

Benefiting from being on a corner plot, this property has an extensive rear garden which is mostly laid to lawn with mature shrubbery, garden shed, pond and decorative borders. The front boasts a large driveway providing ample off street parking and a lawned front garden.

### Services

Mains Gas Central Heating.

Mains Drainage.

### Agents Note

To date these details have not been approved by the vendor and should not be relied upon. Please confirm before viewing.

### 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 Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

### 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.

