



27, Cawood Crescent, Skirlaugh, East Yorkshire, HU11 5EW

- Deceptive Semi Detached Dormer Bungalow
- Front Facing Lounge
- Dining Room with access to Conservatory
- Ground Floor Shower Room
- Gardens with Driveway and Garage
- Pleasant Position with Distant Field Views
- Kitchen with Range of Units
- Ground Floor Bedroom Three
- Three First Floor Bedrooms and Bathroom
- No Forward Chain

Offers Over £200,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-property.co.uk

Website: www.leonards-property.co.uk

27, Cawood Crescent, Skirlaugh, East Yorkshire, HU11 5EW

Well proportioned semi detached dormer bungalow, potential to be used as a four bedroom property. Offered for sale with No Forward Chain, the accommodation comprises:- Side entrance hall, lounge, kitchen, dining room, conservatory, bedroom three and a shower room. On the first floor there are three further bedrooms and a bathroom. Garden areas to the front and rear. Driveway providing off road parking and access to the single garage. Distant field views to the rear. Gas fired central heating system and double glazing. Viewing via Leonards.

Location

Skirlaugh is well served by village shops, public house and its own primary school. The village is located about 11 miles by road from the Hull city centre and a similar distance from the market town of Beverley as well as the East Yorkshire coastal town of Hornsea. The village provides a range of services including convenience store which incorporates a Post Office, CE Primary School and the Church of St Augustine, public house and bus service.

Side Entrance Hall

Main side entrance provides access into the property. Stairs lead off to the first floor accommodation. Radiator.

Lounge

4.49m x 3.33m (14' 9" x 10' 11")

Window to the front elevation. Fire surround with coal effect fire. Radiator.

Kitchen

3.82m x 2.90m (12' 6" x 9' 6")

Fitted with a range of base and wall units. Work surfaces with single drainer sink unit. Appliances of oven and hob. Space for free standing appliances. Window to the rear elevation. Part tiled walls. Panelled ceiling. Under stairs cupboard.

Dining Room

2.71m x 3.40m (8' 11" x 11' 2")

Window to the side elevation. Radiator. Patio door leading to:

Conservatory

2.11m x 3.79m (6' 11" x 12' 5")

Overlooking the rear garden. Doors to the rear. Two radiators.

Bedroom Three

3.28m x 3.00m (10' 9" x 9' 10")

Window to the front elevation. Radiator.

Shower Room

1.90m x 1.67m (6' 3" x 5' 6")

Suite of shower. Wash hand basin. WC. Window to the side elevation. Radiator.

First Floor

3.78m x 2.11m

Access to roof void.

Bedroom One

3.14m x 3.31m (10' 3" x 10' 11")

Window to the front elevation. Range of wardrobes. Radiator.

Bedroom Two

2.33m x 3.42m (7' 8" x 11' 3")

Window to the rear elevation. Range of wardrobes. Radiator.

Bedroom Four

2.81m x 2.98m (9' 3" x 9' 10")

Window to the side elevation. Sloping ceiling profile. Radiator.

Bathroom

1.89m x 2.03m (6' 3" x 6' 8")

Suite bath with shower over. Wash hand basin. WC. Window to the side elevation. Radiator. Access to eves with gas fired central heating boiler.

Outside

Garden areas to the front and rear. Driveway provides off road parking and access to the rear garden and single garage.

Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.



Energy Performance Certificate

The current energy rating on the property is C (71).

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number SKR007027000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuration fee they receive.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuration fee they receive.

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested. For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

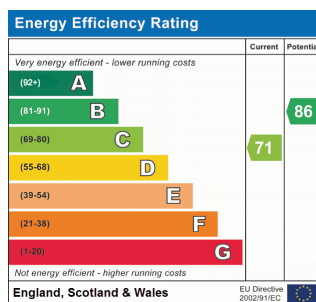
Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777





Address: Cawood Crescent, Skirlaugh

1. The Money Laundering and Terrorist Financing (Amendment) Regulations 2026 (as amended). Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell, buy, rent or let a property. We will conduct these checks in accordance with the current HMRC guidelines: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.

View all our properties at.....

