



11 Rowton Drive, Hull, HU11 5DZ

£245,000





This attractive home offers well-planned accommodation across two floors, perfect for family living. The ground floor comprises a welcoming lounge, a modern kitchen diner with adjoining utility room, and French doors leading out to the rear patio and garden. A single bedroom, ideal as a third bedroom or study, and a contemporary bathroom are also located on the ground floor.

Upstairs, there are two further bedrooms, including a generous master complete with en-suite shower room, alongside a well-sized second bedroom.

Outside, the property enjoys a west-facing garden with an open outlook over neighbouring fields — the perfect spot to relax and unwind. A side drive provides convenient off-street parking.

EPC: B  
Council Tax: C  
Tenure: Freehold

### Front Garden

Driveway with parking for 2.

### Entrance Hall

Entrance door to side, with under stairs cupboard. Carpeted with radiator.

### Lounge

13'6" x 9'3" (4.13 x 2.83)

Window to the front. Modern electric fireplace, carpet and radiator.

### Ground Floor Bathroom

9'4" x 6'0" (2.86 x 1.84 )

W.C, hand wash basin, panelled bath with shower over. Part tiled walls, extractor fan and radiator with vinyl flooring.







### Kitchen Diner

16'8" x 11'8" (5.1 x 3.58)

Wide French doors to patio, a range of fitted wall and base units with complimentary work surfaces, gas Hob with built in electric double oven, 1 1/2 composite Bowl sink. Built in fridge freezer, part tiled walls, vinyl flooring, extractor fan and radiator.

### Utility

6'3" x 4'3" (1.91 x 1.31)

Work surfaces, space for dryer and washing machine. Part tiled walls, radiator and vinyl flooring.



### First Floor Landing

Window to the side. Carpeted with radiator.

### Master Bedroom

15'4" x 9'3" (4.68 x 2.83)

Dormer window to front, built in wardrobes, carpeted with radiator.



### En-Suite

8'3" x 7'2" (2.53 x 2.2)

Window to the side, W.C, hand wash basin, and step in shower. Finished with vinyl flooring and radiator.

### Bedroom 2

12'1" x 9'3" (3.7 x 2.83)

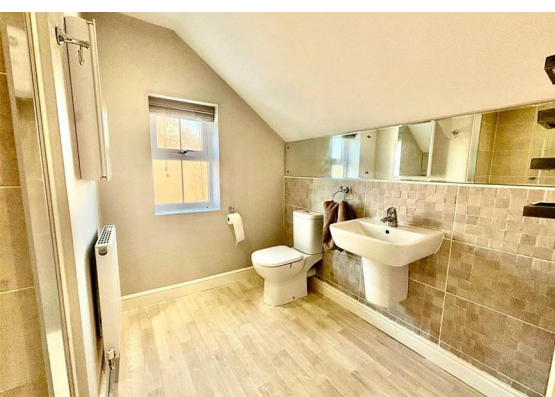
Dormer window to the rear. Carpet and Radiator.



### Bedroom 3

9'3" x 6'10" (2.84 x 2.1)

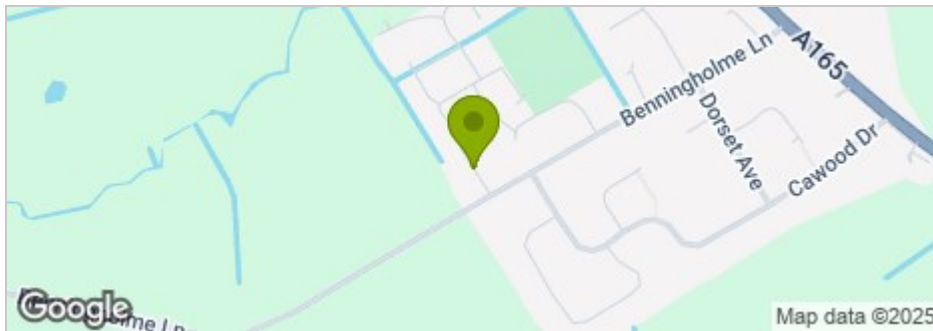
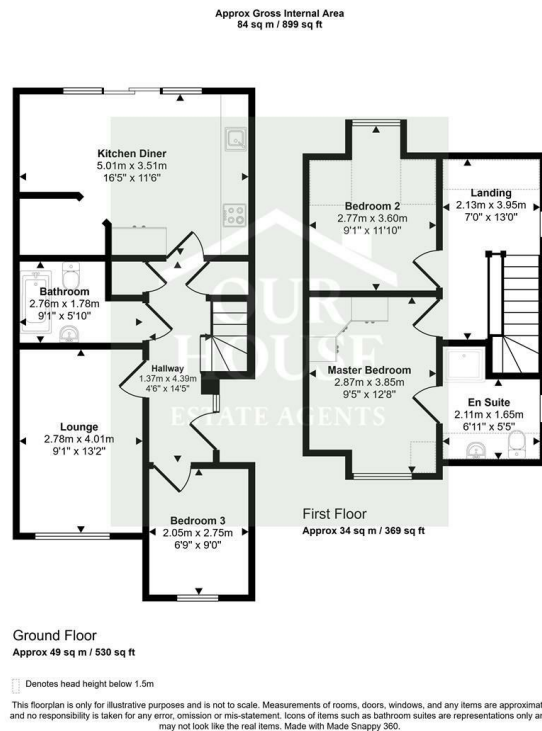
Window to the front. Carpeted with radiator.



### Rear Garden

Laid mainly to lawn, paved patio area, with fenced boundaries very peaceful with summer house and open fields to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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## Our House Estate Agents

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