



13 Cawood Drive, Hull, HU11 5EL
£235,000



This well-positioned three-bedroom semi-detached dormer bungalow enjoys open countryside views to the rear and offers a generous amount of off-street parking, including a shared driveway leading to a garage and a spacious gravelled frontage. The property also benefits from no chain.

The ground floor features an open-plan kitchen diner and lounge, creating a sociable and versatile living space. Upstairs, the property offers three bedrooms — two comfortable doubles and a single — along with a family bathroom.

Externally, the rear garden is enclosed and low-maintenance, with the standout feature being the uninterrupted rural outlook beyond.

A great opportunity to make a home your own in a popular residential area with countryside on the doorstep.

EPC: C
Council Tax: C
Tenure: Freehold

Entrance Hall

Includes entrance door, a staircase to the first floor, tiled floors and radiator.

Cloakroom

Window to side, W.C, hand wash basin, tiled floors and radiator.

Through Lounge Diner

21'2" x 17'4" (6.47 x 5.29)

Carpeted through lounge diner with front and side window, a wood surround fireplace, coving to ceiling and two radiators.

Kitchen Diner

21'0" x 11'1" (6.42 x 3.4)

This kitchen/diner features side and rear-facing windows along with French doors leading into the conservatory. It offers a range of fitted wall and base units with work surfaces and a one-and-a-half bowl stainless steel sink with single drainer. Integrated appliances include a built-in electric hob, electric oven, extractor fan, and a fitted dishwasher. Additional features include partly tiled walls, coving to the ceiling, a radiator, a practical vinyl floor, and a breakfast bar—ideal for casual dining.





Conservatory

9'5" x 7'7" (2.88 x 2.33)

This conservatory features laminate flooring throughout.

First Floor Landing

Includes loft access.

Master Bedroom

12'8" x 11'0" (3.87 x 3.36)

Master bedroom including front facing window, wood flooring and radiator.

Bedroom 2

9'11" x 9'4" (3.03 x 2.86)

Carpeted bedroom featuring a rear window and radiator.

Bedroom 3

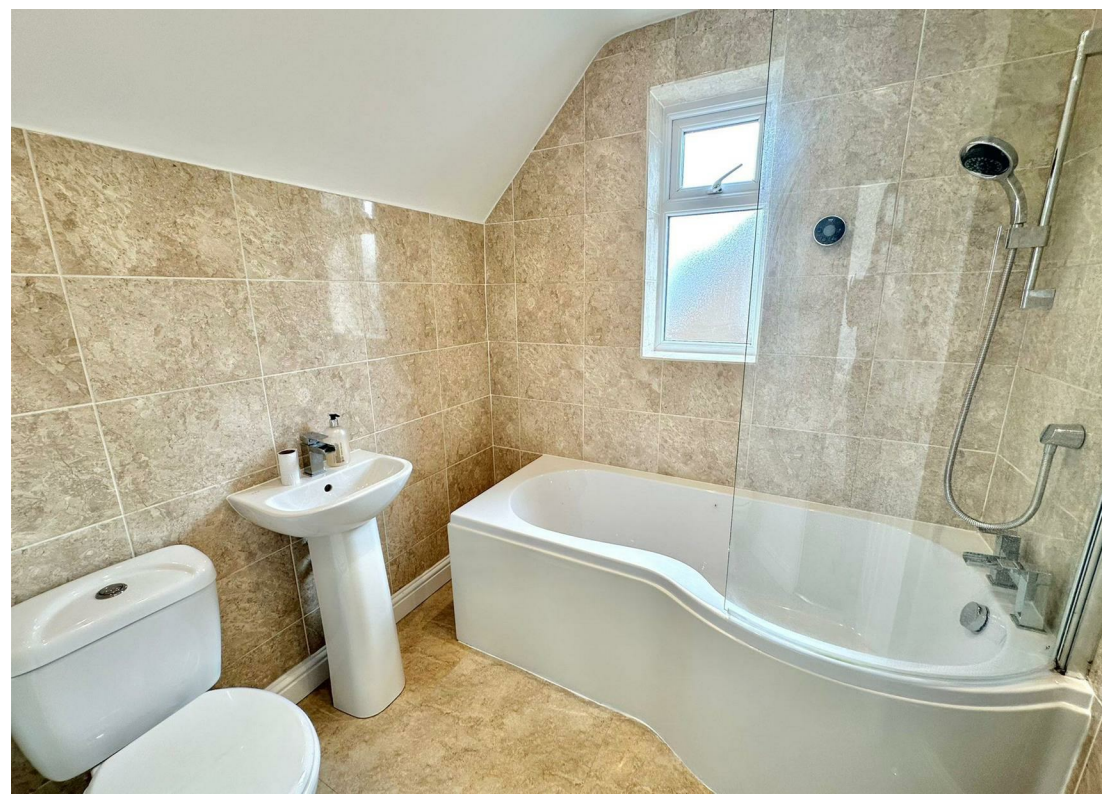
10'7" x 6'7" (3.25 x 2.02)

Carpeted bedroom with a window facing the side of the property and a radiator.

Bathroom

6'7" x 6'1" (2.03 x 1.86)

Side window, W.C, pedestal hand wash basin, panelled bath with shower over, heated towel rail, partly tiled walls and vinyl floor.



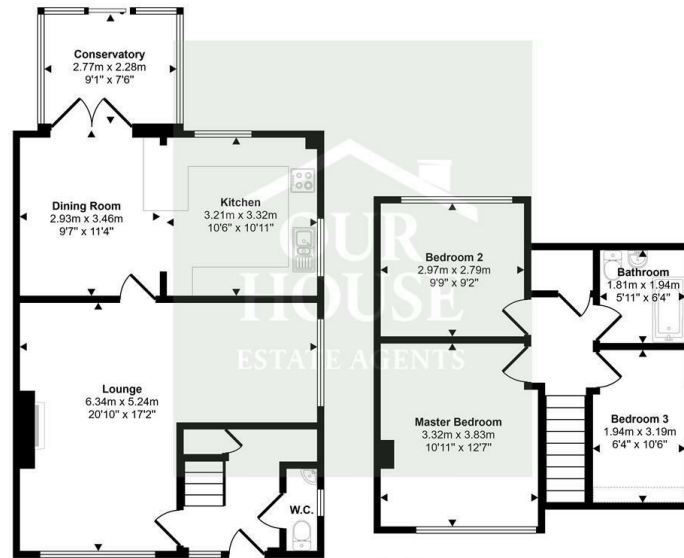
Rear Garden

This south facing garden with open fields is laid mainly to lawn with a paved patio area, fenced boundaries, planted borders and is split into two areas

Garage

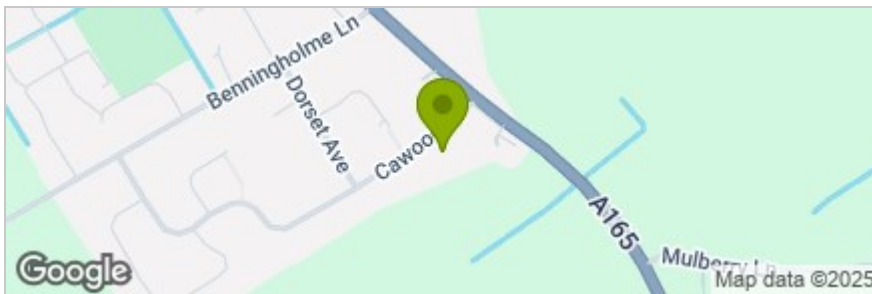
Detached garage featuring an up and over door, Light and power points.

Approx Gross Internal Area
101 sq m / 1082 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	78
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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