



Rowan Trees Hornsea Road
Skipsea, Driffield, East Yorkshire YO25 8ST
Guide price £475,000

WP WOOLLEY
& PARKS

*** A DECEPTIVE FAMILY HOME ON A VERY GENEROUS GARDEN PLOT, OFFERING TREMENDOUS POTENTIAL *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Do not be deceived by the modest appearance of this unique detached home! Standing on a generous plot extending to a little under half an acre, this individually designed property offers a range of family accommodation extending to approximately 2600 SQFT. With scope for a degree of cosmetic enhancement, to a buyer's own personal tastes, the property has been meticulously maintained over the years, briefly comprising Entrance Hall, spacious Living Room, Dining Kitchen, Inner Reception Hall, Lobby with Guest WC and a fitted double Bedroom to the ground floor, whilst upstairs a generous landing with built-in storage serves a Principal Bedroom with walk-in wardrobe, fitted double Bedroom, single Bedroom, House Bathroom and a separate Shower Room. With ample vehicle space on a large driveway, and integrated Garage. A viewing is ESSENTIAL to gain a true understanding of it's scale and potential!



Entrance Lobby 7'3" x 4'0" (2.21m x 1.22m)

A stained timber panel door opens from a recessed porch into a welcoming lobby, with radiator, ceiling coving, fitted carpet and a double glazed window to the front elevation.

Guest Cloakroom 5'7" x 3'11" (1.70m x 1.19m)

A most useful convenience features a suite of WC and wash basin, with full wall tiling, fitted carpet, radiator and a double glazed window.

Living Room 28'5" x 20'10" max (8.66m x 6.35m max)

A most impressive reception room enjoys plenty of natural light, with a dual aspect via double glazed windows to the front and side elevations. With ceiling coving, fitted carpet, two radiators and extensive fitted cabinetry.

Reception Hall 18'6" x 10'0" max (5.64m x 3.05m max)

With ceiling coving, two radiators, fitted carpet, built in cloaks cupboard and a double glazed window to the side elevation. The staircase rises off.

Dining Kitchen 26'1" x 13'0" (7.95m x 3.96m)

A generously proportioned room combines the Kitchen and a dining area. The Kitchen is comprehensively fitted with a range of base wall and drawer units in gloss acrylic walnut finish, with recently updated laminate work surfaces incorporating a breakfast bar return, inset stainless steel sink unit with integrated waste disposal, and splash back tiling. Integrated appliances include an electric double oven, electric hob with extractor hood above, and a refrigerator, with recess space and plumbing for a freestanding dishwasher. With ceiling coving, fitted carpet, radiator, feature circular window to the Rear Entrance Hall, and twin double glazed windows to the rear elevation.

Rear Entrance Hall 12'11" x 10'7" (3.94m x 3.23m)

A uPVC framed double glazed exterior door, with fixed window panels to either side, opens to a pleasant hall area, with ceiling coving, fitted carpet and radiator. An integral door leads into the attached Garage.

Ground Floor Bedroom 12'7" x 12'1" (3.84m x 3.68m)

A double room with a range of fitted wardrobes, drawers and desk space, plus radiator, fitted carpet and a double glazed window to the front elevation.

First Floor Landing

A generous landing features a double glazed window to the side elevation, radiator, fitted carpet and a large built-in airing cupboard.

Principal Bedroom 14'10" x 12'10" (4.52m x 3.91m)

A generous double room with tall double glazed windows taking in views over the rear garden, radiator, fitted carpet and a range of fitted cabinetry including headboard, bedside drawer units and chest of drawers. A generous walk-in closet (14'10" x 5'2") provides extensive clothes hanging space, with radiator and fitted carpet.

Bedroom Two 13'11" x 13'4" (4.24m x 4.06m)

A well proportioned double room features a range of fitted furnishings including wardrobes, overhead cabinets, bedside shelving and two sets of drawers. With radiator, TV point, fitted carpet and a double glazed window to the side elevation.

Bedroom Three 10'9" x 7'3" (3.28m x 2.21m)

A single room with fitted wardrobes, radiator, fitted carpet, eaves storage access and a double glazed window.

House Bathroom 11'0" x 10'11" (3.35m x 3.33m)

Attractively appointed with a white suite comprising large bathtub, separate shower enclosure, twin wash basins and the WC, with full wall tiling, fitted carpet, mirrored vanity cabinets, chrome towel radiator, fitted cabinetry and a Velux roof light.

Shower Room 6'0" x 5'6" (1.83m x 1.68m)

A stylishly presented facility provides a shower enclosure and vanity wash basin, with fitted cabinet, marble effect wall boarding, radiator, fitted carpet, extractor fan and loft access hatch.

External

The property stands well back from the roadside, approached over a block paved driveway with a wide vehicular access in the front boundary wall. The driveway extends along the side of the property, opening into a turning area in front of the garage. A beautifully stocked garden extends in front of the house, with a neatly maintained lawn and established planting borders.

Garage 21'3" x 14'10" (6.48m x 4.52m)

A generous garage with automatic roller door, biomass central heating boiler, electric lighting and power sockets.

Rear Garden

The rear garden is an excellent size, mainly laid to lawn with established hedging to the perimeters, affording a high degree of privacy.

Services

The property is understood to be connected to mains water, drainage and electricity. Heating and hot water are supplied via a wood pellet biomass boiler system.

Tenure

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Council Tax

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band - E.

Virtual Viewing/Videos

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

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.

Draft Details:

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







Ground Floor



Floor 1

Approximate total area⁽¹⁾

2589.78 ft²
240.6 m²

Reduced headroom

91.33 ft²
8.48 m²

(1) Excluding balconies and terraces

⚠ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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