



SYMONDS + GREENHAM

Estate and Letting Agents



27 Rowton Drive, Hull, HU11 5DZ

£265,000

Nestled in the charming village of Skirlaugh, this exceptional three-bedroom detached home is a true gem, boasting modern elegance and comfort. Built just eight years ago, the property is beautifully presented throughout, making it an ideal choice for families or those seeking a peaceful retreat.

Upon entering, you are greeted by a lovely entrance hall that leads to a spacious lounge, perfect for relaxation and entertaining. The heart of the home is undoubtedly the stunning modern fitted dining kitchen, which features integrated appliances including a fridge/freezer and dishwasher, ensuring convenience for everyday living. Adjacent to the kitchen, a utility room and a downstairs WC add to the practicality of the layout.

The first floor comprises three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite bathroom, providing a private sanctuary. A family bathroom serves the remaining bedrooms, ensuring ample facilities for all.

Externally, the property boasts an open plan garden to the front, complemented by a side drive that offers off-road parking for up to three cars. The generous rear garden is predominantly laid to lawn, providing a perfect space for outdoor activities and family gatherings.

Situated close to well-regarded schools and local amenities, this home enjoys excellent transport links to the market town of Beverley, where you will find a variety of supermarkets, restaurants, and a cinema. This delightful property offers a wonderful opportunity to enjoy modern living in a tranquil setting. Don't miss your chance to make this house your home.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band D.

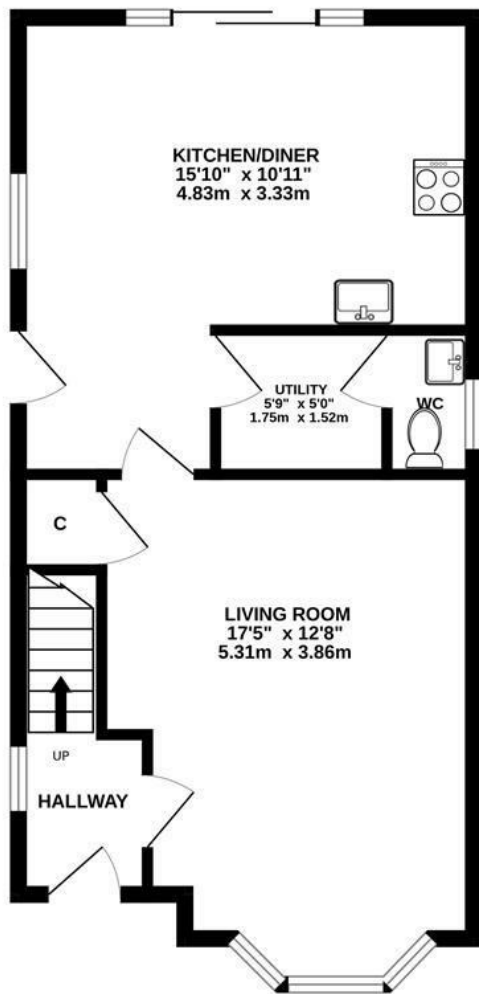
DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

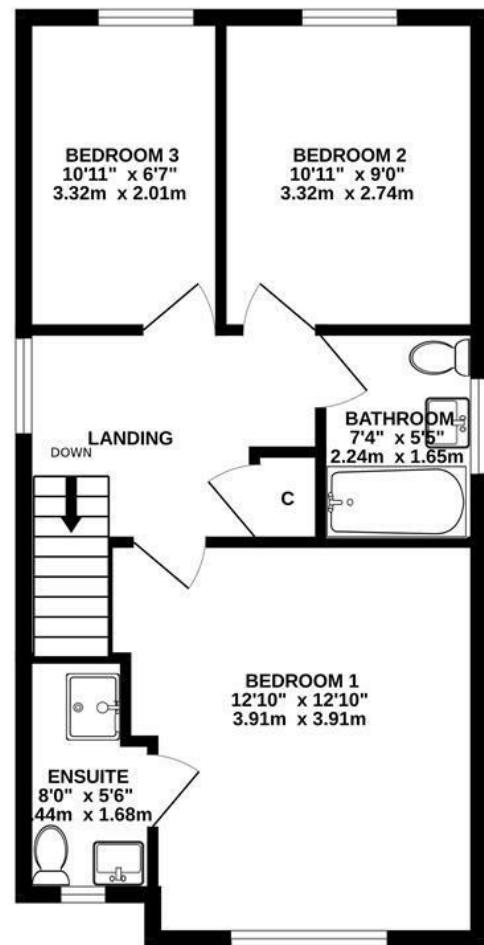
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.


GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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 	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	94
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

