

# Whitakers

Estate Agents



## 2 Rowton Drive, Skirlaugh, HU11 5DZ

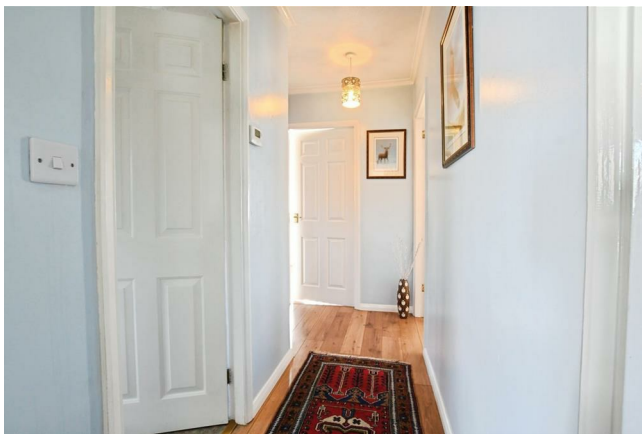
**£200,000**

LOCATED WITHIN THE LOVELY VILLAGE OF SKIRLAUGH, THIS TWO BEDROOMED BUNGALOW IS PRESENTED IN MOVE IN CONDITION, AND A PERFECT OPPORTUNITY FOR BUYERS/DOWNSIZERS ALIKE WHO REQUIRE SINGLE LEVEL LIVING! THIS PROPERTY IS UPGRADED TO A HIGH STANDARD, WITH FULLY FITTED LOG BURNERS, PERFECT FOR THE COSY COLDER MONTHS. THERE IS A GENEROUSLY SIZED CONSERVATORY TO THE REAR, LOOKING OVER THE GARDENS, AND ALSO OFFERS TWO BEDROOMS.

EXTERNALLY, THIS PROPERTY OFFERS BEAUTIFUL LOW MAINTENANCE GARDENS, WITH A DETACHED GARAGE, AND A SUMMER HOUSE, PROVIDING AN EXTRA LIVING SPACE, GREAT FOR THE WARMER MONTHS.

VIEWINGS ARE ENCOURAGED TO APPRECIATE.

## Entrance Hall



Laminate flooring, comprises of a storage cupboard. Leading to:

## Lounge 15'5" x 10'11" (4.70 x 3.33)



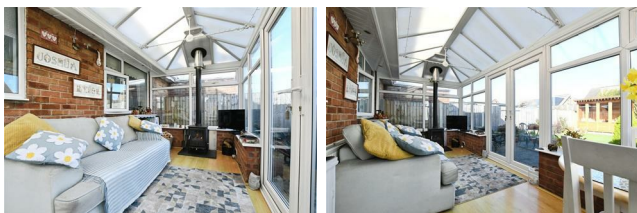
Well proportioned lounge with a bay window to the front aspect, laminate flooring throughout, a radiator, and a fully fitted log burner - great for the colder months.

## Fitted Kitchen 8'8" x 9'10" (2.66 x 3.00)



Tile flooring and partially tiled walls with a wide range of floor and wall units. Comprises of an integrated gas hob and a UPVC window to the front aspect.

## Conservatory 7'3" x 15'8" (2.23 x 4.79)



Well proportioned conservatory to the rear of the property. Laminate flooring throughout with a fully fitted log burner. A great cosy additional living space looking over the garden, with French doors to the rear.

## Bedroom 1 12'4" x 10'10" (3.77 x 3.32)



Comprises built in wardrobes, a radiator and UPVC window to the rear. Carpeted throughout.

## Bedroom 2 7'1" x 9'10" (2.17 x 3.00)



Second bedroom to the front of the property. Comprises of a bay window to the front, laminate flooring and a radiator.

## Shower Room



Well presented shower room with stone effect tile flooring and fully tiled walls, with a large shower and a waterfall shower, a vanity sink, and low level WC.

## Gardens



Well proportioned rear garden with a summer house, providing an extra outdoor seating space, perfect for the warmer months, and a detached garage.

Council Tax  
East Riding Council - Band A

EPC  
TBC

Tenure  
This property is Freehold

#### Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

#### Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Material Information:

Construction - brick under tile roof  
Conservation Area - no  
Flood Risk - very low  
Mobile Coverage/Signal - Basic 18 Mbps  
Superfast 80 Mbps Ultrafast 1800 Mbps  
Broadband - EE/Vodafone/O2/Three  
Coastal Erosion - no  
Coalfield or Mining Area - no  
Planning - no

#### Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

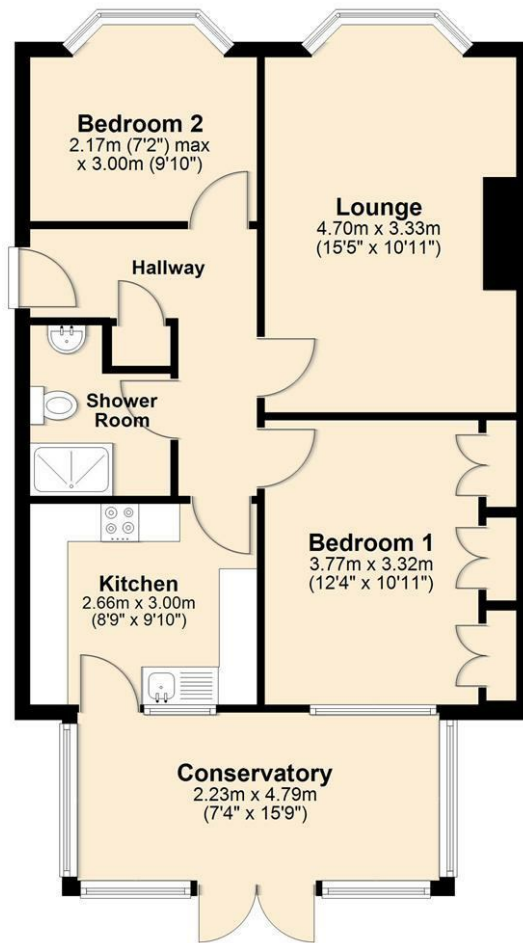
#### Offering on a property

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

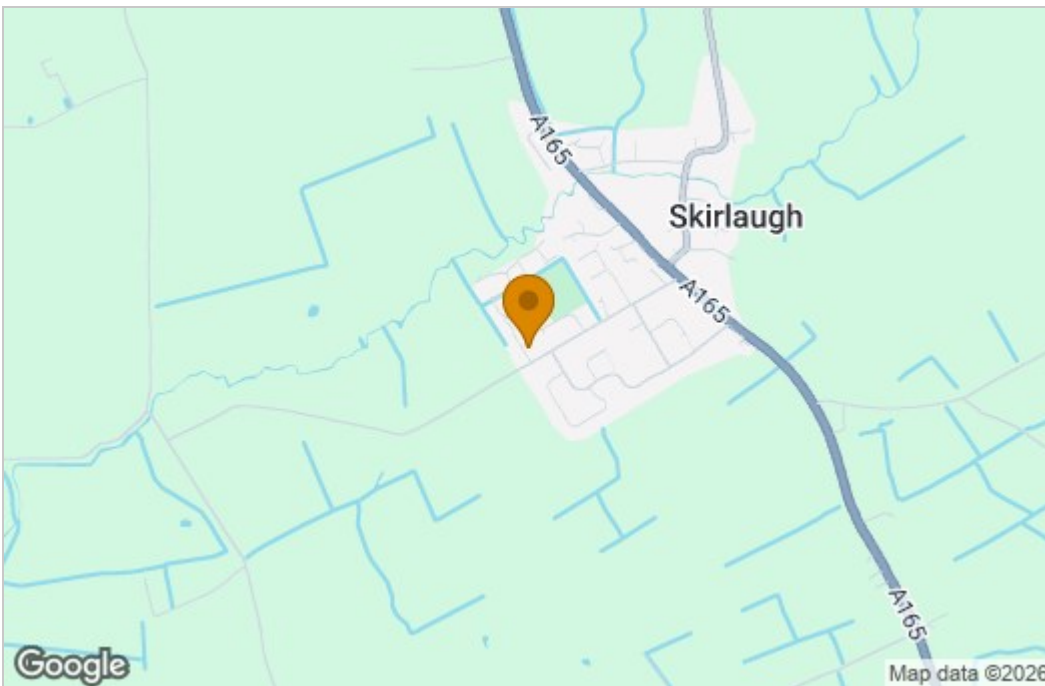
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

# Floor Plan

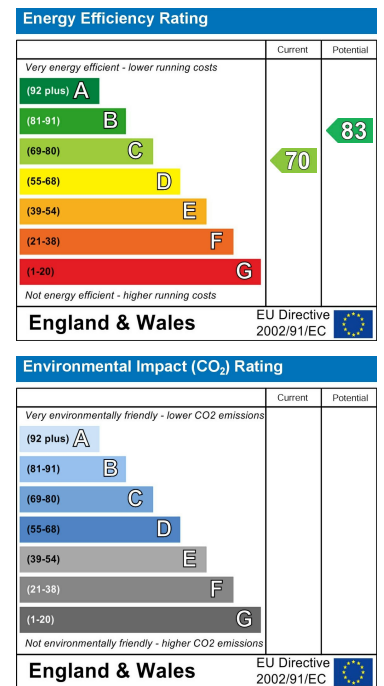
## Ground Floor



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.