

**Dee Atkinson Harrison**

Approximate total area<sup>1)</sup>  
1033.44 sq ft  
96.01 m<sup>2</sup>

Reduced headroom  
231 sq ft  
0.27 m<sup>2</sup>

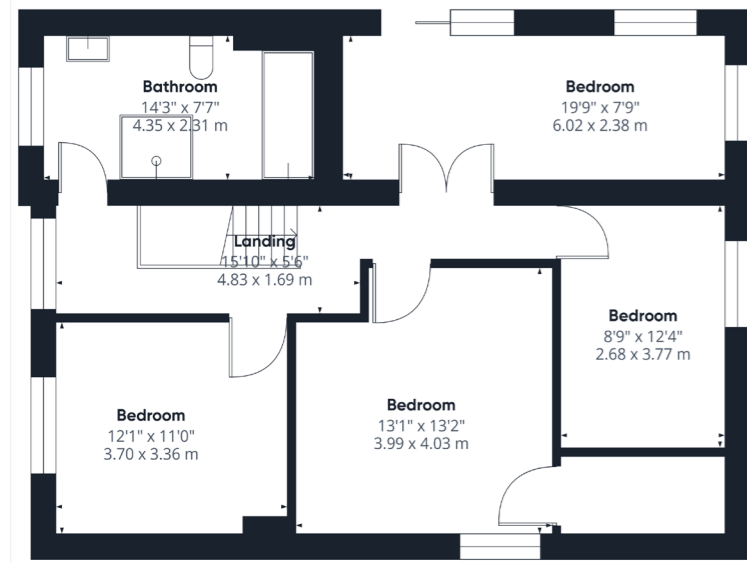
(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, and to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS (RICS) 80 Standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS (RICS) 80.

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**Dee Atkinson Harrison**

Approximate total area<sup>1)</sup>  
797.61 sq ft  
74.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

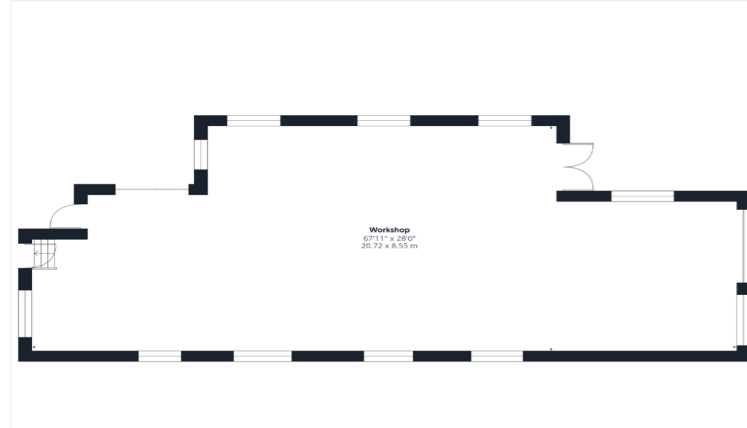
**HEATING AND INSULATION**  
The property has a gas-fired radiator central heating system and uPVC double glazing.

**SERVICES**  
All mains services are connected to the property. None of the services or installations have been tested.

**TENURE**  
Freehold. Vacant possession upon completion.

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'E' (verbal enquiry only).

**VIEWINGS**  
Strictly by appointment with the agent's Beverley office.



**Dee Atkinson Harrison**

Approximate total area<sup>1)</sup>  
1566.09 sq ft  
145.03 m<sup>2</sup>

(1) Excluding balconies and terraces

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**£450,000**

**East View,  
Vicarage Lane,  
Skirlaugh**



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**Dee Atkinson & Harrison**



There are largely lawned, well-maintained gardens to the front and side of the house with herbaceous borders and a number of mature trees. Lambwath Stream lies to the south of the property which many will find appealing. We understand that the property has never flooded as a result of this. A driveway to the rear of the house leads to a detached garage with a pitched roof.

There is an option to acquire the builder's yard to the rear or a part of it which may suit purchasers running their own business.

A really lovely property with accommodation that could be used in a number of ways. Our 360 degree tour will provide a good understanding of how it works and what it offers, but an early internal inspection is highly recommended to fully appreciate it.

**ACCOMMODATION**

Entrance Hall

WC Cloaks

Living Room - L-shaped, 25'7" in length with bow window.

Dining Room - Glazed double doors to living room and bay window.

Dining Kitchen - Fitted with a range of appliances.

Study - at front of house.

Utility Room

Office - good size at rear of house.

First Floor Landing

4 Double Bedrooms - one currently used as a living room with balcony.

Bathroom - with separate shower unit.

Gardens to Front & Side - good size and well maintained.

Garage

**BUILDER'S YARD**

The owners currently operate the builder's yard which is to the rear of the house. That is on a separate title and available separately but also as a joint offering with the house. The owners have indicated that they may consider selling a portion of the yard if a purchaser of the house is interested in acquiring less than the whole.

**LOCATION**

Vicarage Lane is situated at the northern end of the popular East Yorkshire village of Skirlaugh in a non-estate position with a range of period properties nearby including the Old Vicarage. Local amenities include a pub, convenience store, primary school and church. The village provides good links with Beverley and Hull which provide many further amenities, as well as the coast.

**East View, Vicarage Lane, Skirlaugh, HU11 5HE**

An individually built 4 double bedroom detached house in a traditional style occupying a non estate location in this highly regarded East Yorkshire village. The property offers appealing well-presented and proportioned accommodation that is likely to be of interest to a range of purchasers.

The house offers great reception space with a 25'7 L Shaped Living Room, Separate Dining Room with bay window, Dining Kitchen and two rooms that are potential Studies/Offices. To the first floor there are 4 Double Bedrooms and a house Bathroom.

The accommodation totals 1,834 sq. ft internal living space and comprises: Entrance Hall, WC Cloaks, L-shaped Living Room with windows to two aspects and with double doors opening on to a lovely separate Dining Room with a bay window overlooking the garden. There is a fitted modern Dining Kitchen with fitted appliances including a hob, double oven and dishwasher, also with windows to two aspects and a walk-in Pantry/Utility Room with space for an American-style fridge freezer and a range of fitted units. There are two rooms, one to the front of the property and a larger one to the rear, with potential for use as Studies or other living space. To the first floor is an attractive and light landing, 4 Double Bedrooms, including one currently used as a supplementary Living Room with French windows opening on to a balcony, and a house Bathroom with 4 piece suite in white including a separate shower unit.

