



**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.



**£425,000**

**East View,  
Vicarage Lane,  
Skirlaugh**



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**Dee Atkinson & Harrison**





## 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.



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.