

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.

12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk



£425,000

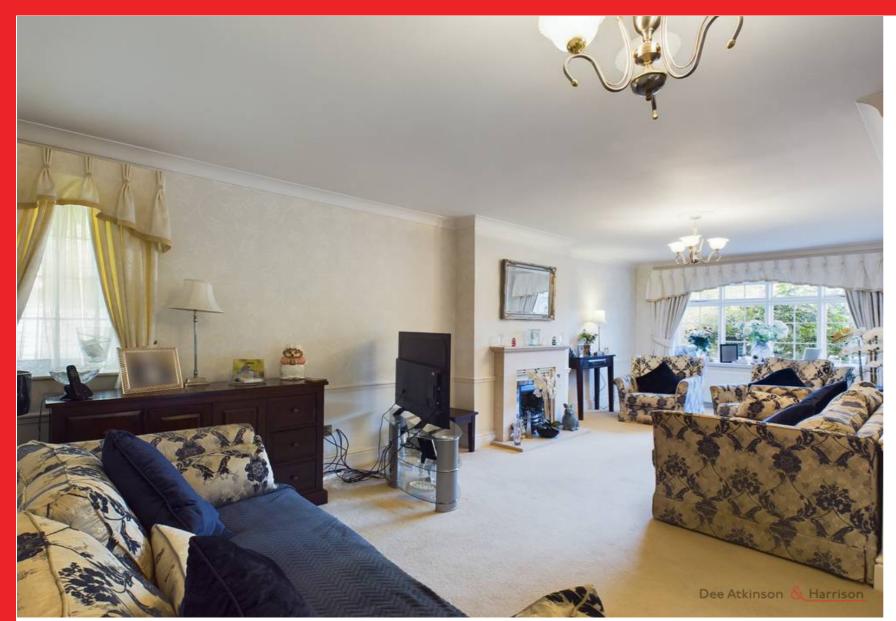


Dee Atkinson & Harrison

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East View, Vicarage Lane, Skirlaugh





East View, Vicarage Lane, Skirlaugh, HUII 5HE

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

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

A really lovely property with accommoda that could be used in a number of w Our 360 degree tour will provide a g understanding of how it works and w it offers, but an early internal inspectio highly recommended to fully appreciate

ACCOMMODATION

Entrance Hall

WC Cloaks

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

Vicarage Lane is situated at the northern Dining Room - Glazed double doors to living end of the popular East Yorkshire village of room and bay window. Skirlaugh in a non-estate position with a range of period properties nearby including the Old Vicarage Local amenities include Dining Kitchen - Fitted with a range of appliances. a pub, convenience store, primary school and church. The village provides good links Study - at front of house. with Beverley and Hull which provide many further amenities, as well as the coast.

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 wellpresented 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.



ined ouse or of the find oerty A to a	Utility Room
	Office - good size at rear of house.
	First Floor Landing
	4 Double Bedrooms - one currently used as a living room with balcony.
der's v suit	Bathroom - with separate shower unit.
	Gardens to Front & Side - good size and well maintained.
ation	Garage
vays. good what	BUILDER'S YARD
on is it.	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