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grays



57 Mill Rise, Skidby, HU16 5UA

£172,500









# 57 Mill Rise

Skidby, HU16 5UA

- CORNER PLOT POSITION
- LARGE GARDEN TO REAR
- LIKELY COSMETIC UPGRADE
- DRIVEWAY AND GARAGE
- WEALTH OF POTENTIAL
- CUL-DE-SAC SETTING
- EXTENDED TO REAR
- NO ONWARD CHAIN
- DECEPTIVELY SPACIOUS PLOT

LARGE CORNER PLOT IN A PEACEFUL CUL-DE-SAC SETTING. IDEALLY SUITED FOR APPLICANTS LOOKING FOR A MODEST PROGRAMME OF INTERNAL UPGRADE.

Ample external parking is offered with this Two Bedroom Semi Detached bungalow. Mill Rise remains a tranquil residential area, a short distance walk away from the local amenities and services of the village.

The bungalow offers a deceptively spacious garden that must be seen to be fully appreciated.

Accommodation briefly comprises; Entrance into Breakfast Kitchen with access through to a Lounge/Dining area, an inner hallway leads through to two generously sized double bedrooms with an extension and Bathroom.

Parking provision for a number of vehicles to the immediate front of the property, side driveway with garage access also.

Private facing rear gardens also feature within a village position and advised for internal viewing with no onward chain.



£172,500



## GROUND FLOOR

### BREAKFAST KITCHEN

15'7" x 11'7" (4.77 x 3.54)

(at longest and widest point)

Accessed via sliding aluminium door and glazed entrance door, excellent levels of natural daylight via uPVC windows to the front, side and rear elevations, suitably sized to accommodate breakfast table to alternate room length, with a range of traditionally styled fitted wall and base units with complementary work surfaces over, tiling to splashbacks, inset sink and drainer, space for a number of white goods including space for freestanding fridge, washing machine and cooker. Access provided to...

### RECEPTION LOUNGE / DINING ROOM

17'3" x 11'11" (5.28 x 3.64)

Used for a multitude of purposes given the generous sizing and well proportioned to accommodate furniture suite and dining table if required, with uPVC double glazed window to the immediate front outlook, traditional style fire and hearth. Access into inner hallway.

### BEDROOM ONE

13'1" x 8'6" (4.00 x 2.61)

With fitted wardrobes and locker storage to one full wall length, additional storage cupboard, window to rear elevation.

### BEDROOM TWO / INFORMAL SITTING ROOM

15'7" x 10'0" (4.77 x 3.06)

Used currently as an alternative reception space, but has potential to be used as a large bedroom if required, with extended garden room area with full views, fitted window seats, additional window to side elevation, of double bedroom proportions if indeed used for this purpose.

### HOUSE BATHROOM

8'4" x 6'4" (2.56 x 1.95)

With traditional styling throughout, uPVC privacy window to side, panelled bath, electric wall mounted shower console with showerhead, pedestal wash hand basin, low flush w.c, tiling to splashbacks.

### OUTSIDE

57 Mill Rise itself remains conveniently positioned in a corner cul-de-sac position enjoying a pleasant frontage with driveway and additional block paved area being hard landscaped and boasting good levels of privacy and seclusion.

A picket fence and entrance gate leads through to a detached garage with up&over access door and with personnel access door to side.

The established corner plot remains deceptively spacious, with patio terrace extending from the immediate building footprint, with low level wall rises up to an expansive laid to lawn grass section with established planting, shrubbery, trees and herbaceous borders and edging, additional wooded area and also concrete base for potential shed. External tap and light points.





#### **AGENTS NOTE**

Given the plot in its entirety there is space and potential to extend (subject to the necessary permissions) and consequently the dwelling comes recommended for further internal inspection via the sole selling agent Staniford Grays.

#### **FIXTURES AND FITTINGS**

Various quality fixtures and fittings may be available by separate negotiation.

#### **SERVICES**

(Not Tested) Mains Water, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band to be 'C'.

#### **TENURE**

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

#### **VIEWING**

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

#### **WEBSITES**

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

#### **MORTGAGE CLAUSE**

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

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#### **PROPERTY PARTICULARS-DISCLAIMER** **PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### **MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

#### **FEES**

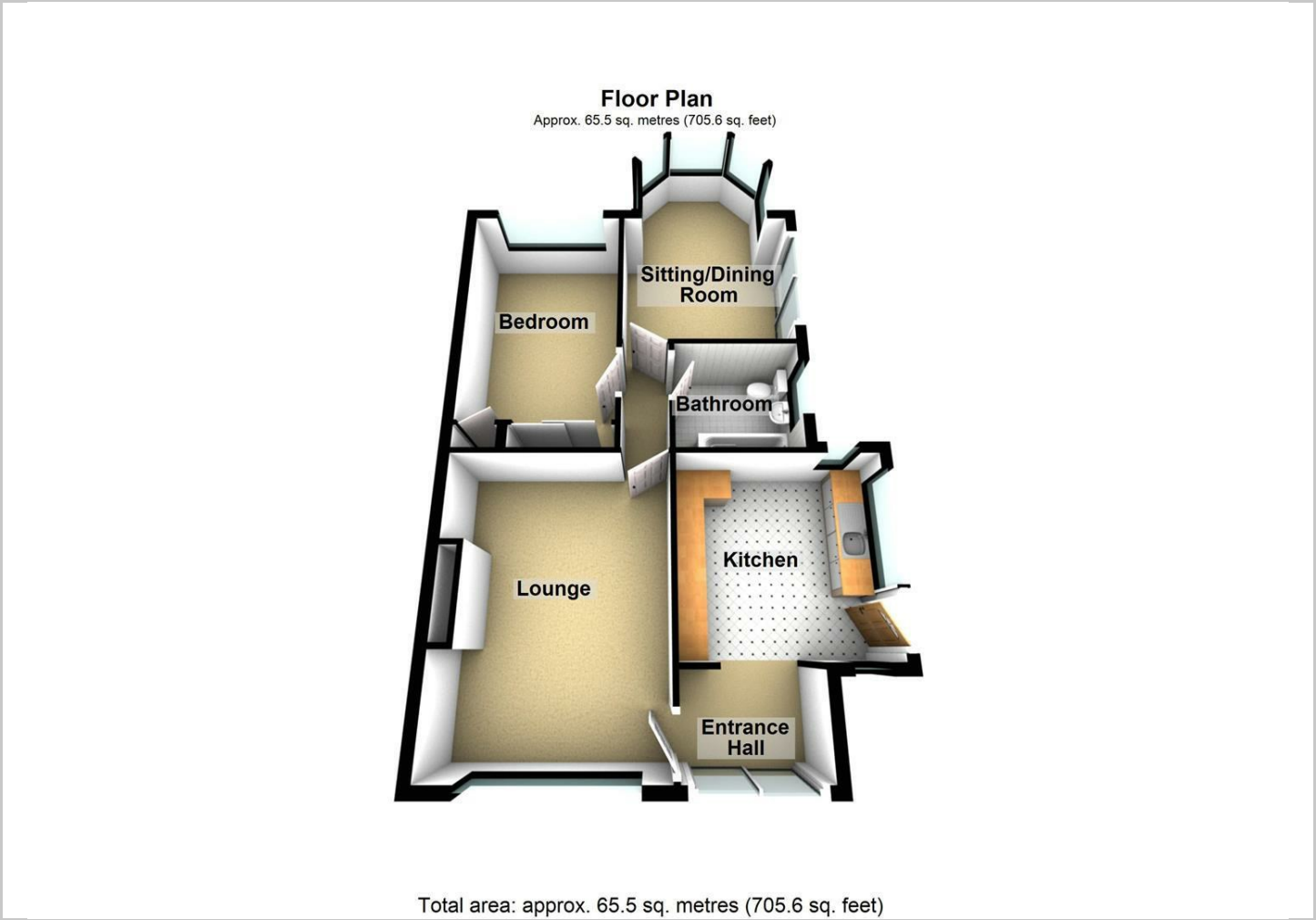
The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.







Floor Plans



Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

