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Matthew
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MOVING HOME



91 Mill Rise, Skidby, East Yorkshire, HU16 5UA

- 📍 Detached Bungalow
- 📍 Up To Four Bedrooms
- 📍 Kitchen & Utility
- 📍 Council Tax Band = E
- 📍 Bathroom & En-Suite
- 📍 Lovely Rear Gardens
- 📍 Side Drive & Garage
- 📍 Freehold / EPC = D

£395,000

INTRODUCTION

Situated within the popular village of Skidby is this fantastic detached 'true' bungalow offering an extensive range of accommodation complemented by a lovely rear garden, side drive and garage. The well presented accommodation is depicted on the attached floorplan and briefly comprises a spacious hallway which has plenty of storage facilities, lounge with patio doors leading out to the rear garden, dining room which could also be used as a bedroom, modern kitchen with appliances, utility room, three further bedrooms with en-suite wet room to bedroom one plus there is a family bathroom with shower facility.

A side drive provides parking for multiple vehicles and leads onwards to the detached single garage. The lovely rear garden is lawned with slate borders and a circular patio area.

One not to miss!

LOCATION

Mill Rise is an attractive cul-de-sac located off Main Street in the popular village of Skidby. The attractive village of Skidby is well placed for access to Cottingham, Beverley, Hull and the West Hull villages. The Humber Bridge northern approach road lies to the east of the village and connects into the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With excellent storage facilities including a coat cupboard and airing cupboard.

LOUNGE

19'4" x 11'6" approx (5.89m x 3.51m approx)

With feature fire surround housing a living flame gas fire. Window to side and patio doors lead out to the rear garden.



KITCHEN

13'4" x 10'0" approx (4.06m x 3.05m approx)

With modern fitted base and wall units, contrasting worksurfaces, one and a half bowl sink and drainer with mixer tap, tiled splashbacks, range style cooker with extractor above, integrated dishwasher, space for fridge/freezer. Window to side.



UTILITY ROOM

With fitted units, plumbing for a washing machine, uPVC stable door to side.



DINING ROOM / BEDROOM 4

13'4" x 10'9" approx (4.06m x 3.28m approx)

Window to rear.



BEDROOM 1

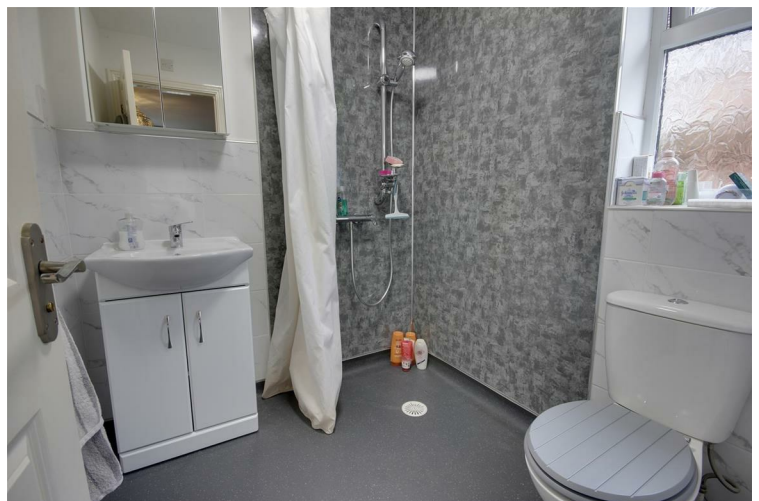
12'10"(extending to 19'3")x11'6" approx (3.91m(extending to 5.87m)x3.51m approx)

With fitted wardrobes and bay window to front elevation.



EN-SUITE WET ROOM

With wet room shower area, vanity unit with wash hand basin, low flush W.C., half tiling to walls, window to side.



BEDROOM 2

10'10" x 9'9" approx (3.30m x 2.97m approx)

With an extensive range of fitted furniture including wardrobes, drawers, dressing table and overhead storage. Window to front.



BEDROOM 3

15'9" x 8'2" approx (4.80m x 2.49m approx)

Window to side.



BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Window to front.



OUTSIDE

A side drive provides parking for multiple vehicles and leads onwards to the detached single garage. The lovely rear garden is lawned with slate borders and a circular patio area.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

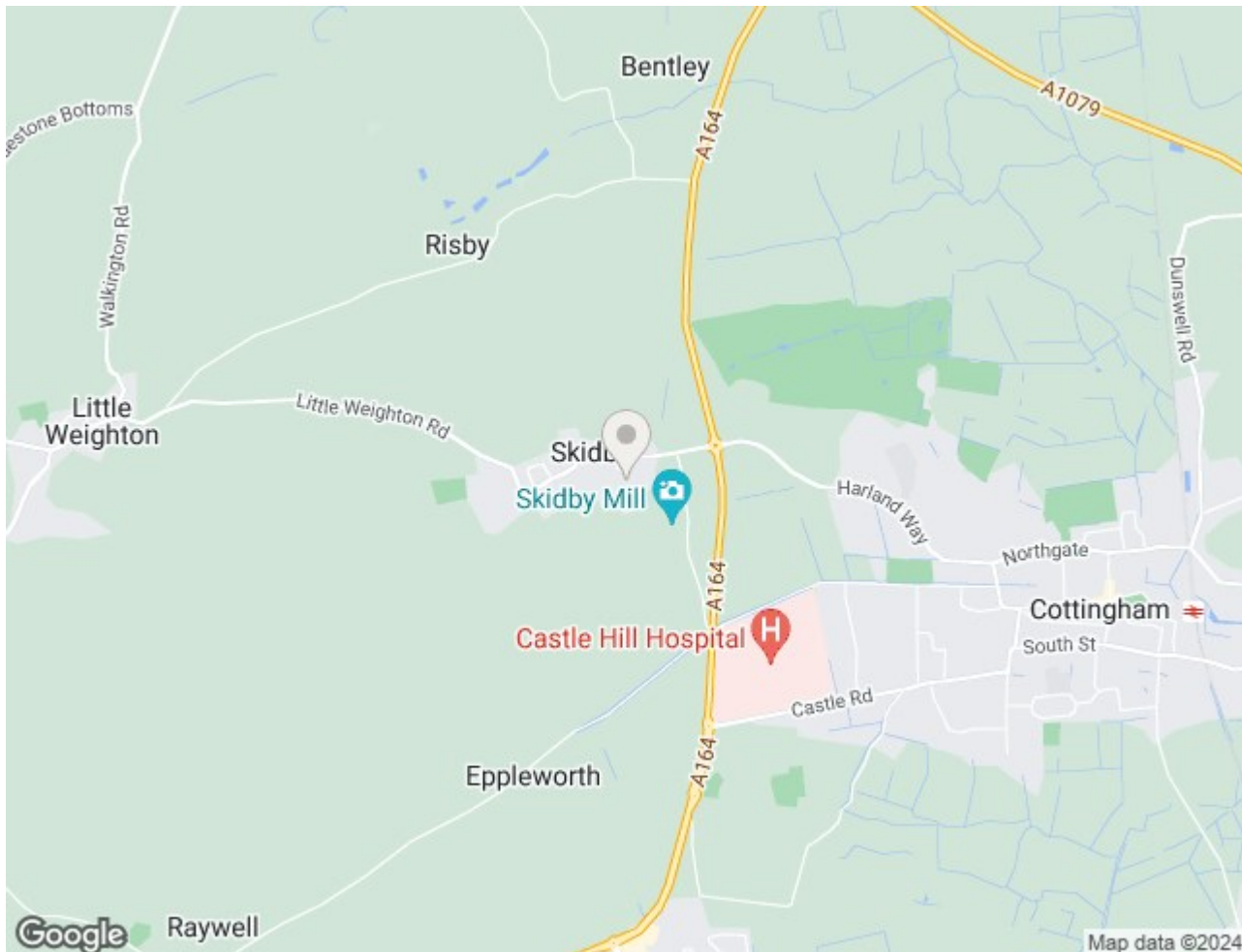
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

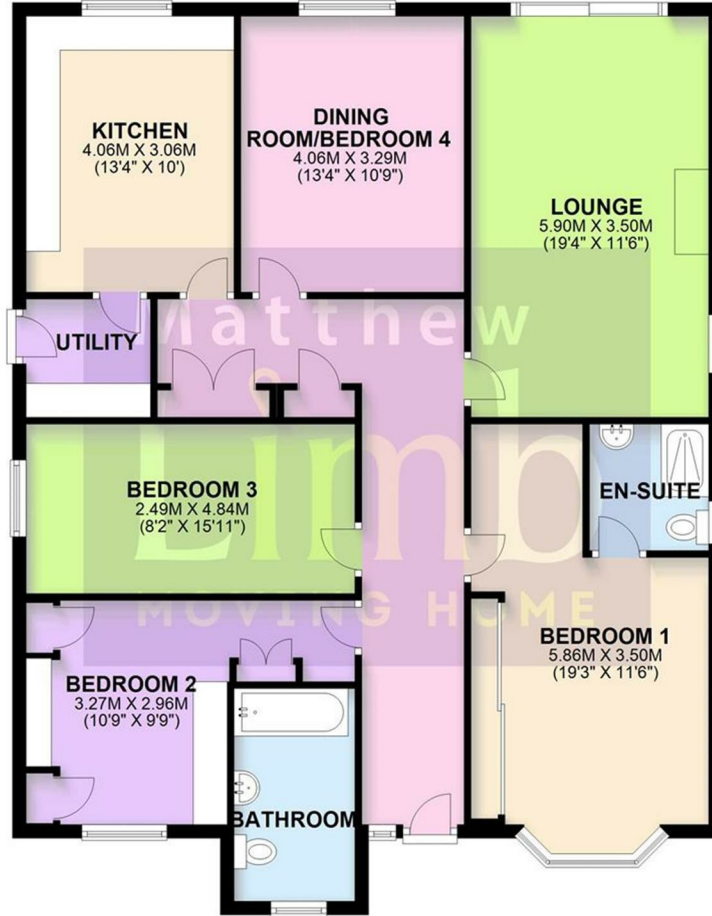
VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



GROUND FLOOR

APPROX. 121.4 SQ. METRES (1307.1 SQ. FEET)



TOTAL AREA: APPROX. 121.4 SQ. METRES (1307.1 SQ. FEET)
91 MILL RISE, SKIDBY

