



 **WIGWAM**

**Mill Rise, Skidby**  
Cottingham

Guide Price **£375,000 – £400,000**

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# Mill Rise

Skidby, Cottingham

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- 3 Bedrooms
- 2 Reception Rooms
- En-suite
- Driveway & Garage
- Utility Room

Please note that the ramp outside the house will be removed upon the sale of the property, unless it is required.

Take a look at this detached bungalow! Upon entering, you're greeted by a welcoming entrance hall that leads to a spacious lounge, perfect for relaxing or entertaining guests, and a dining room with ample space for family meals and gatherings. The property also features a well-equipped kitchen, ideal for preparing family meals, along with a convenient utility room.

There are also three well-proportioned bedrooms, providing plenty of space for family or guests. Bedroom 1 includes an en-suite for added convenience. The property also offers a family bathroom. To the rear, you'll find a lovely garden, providing a fantastic outdoor space to enjoy the fresh air. The property benefits from a driveway at the front for convenient off-street parking, as well as a garage to the side for additional storage or vehicle space.

- Detached Bungalow
- 3 Bedrooms
- 2 Reception Rooms







### Entrance Hall

With laminate flooring, radiator, door leading to bedrooms, door leading to bathroom, door leading to dining room, door leading to lounge and door leading to kitchen.

### Lounge

With laminate flooring, radiator, feature fireplace, double glazed windows, ceiling fan and sliding doors leading to rear garden.

### Dining Room

With laminate flooring, radiator and double glazed windows.

### Kitchen

With vinyl flooring, radiator, double glazed windows, cabinets, integrated fridge, laminate worksurfaces, sink/drainage, space for appliances, fan extractor and door leading to utility room.

### Utility Room

With vinyl flooring, cabinets, laminate worksurfaces, space for appliances and door leading to side aspect.

### Bedroom 1

With carpet flooring, radiator, double glazed windows, fitted wardrobes and door leading to en-suite.

### En-Suite

With vinyl flooring, towel radiator, vanity hand wash basin, shower attachment, WC and double glazed windows.

### Bedroom 2

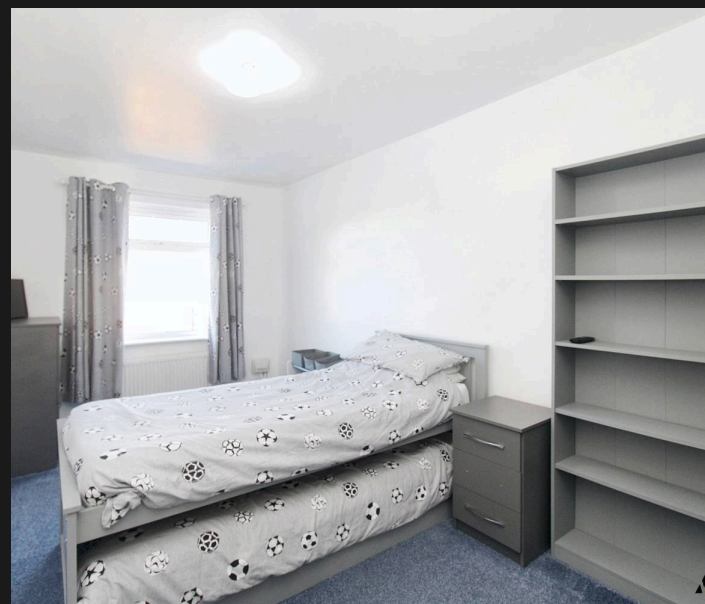
With carpet flooring, radiator, double glazed windows and fitted wardrobes.

### Bedroom 3

With carpet flooring, radiator and double glazed windows.

### Bathroom

With laminate flooring, radiator, WC, double glazed windows, pedestal hand wash basin and bath tub with





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## Bathroom

With laminate flooring, radiator, WC, double glazed windows, pedestal hand wash basin and bath tub with shower attachment.

## Rear Garden

With patio flooring, decking, lawn, fence boundary, access to front aspect, door leading to garage and sliding doors leading to lounge.

## Parking

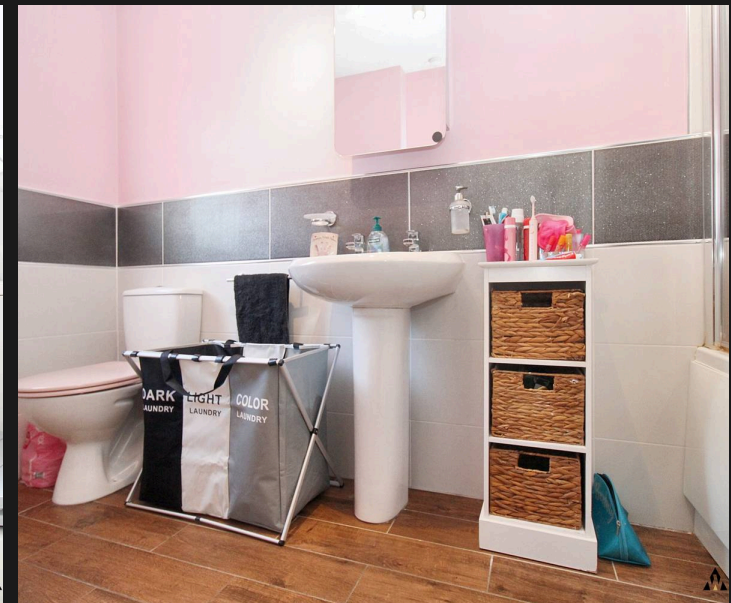
Offers a driveway to the front aspect and garage.

Council Tax Band: E

Tenure: Freehold

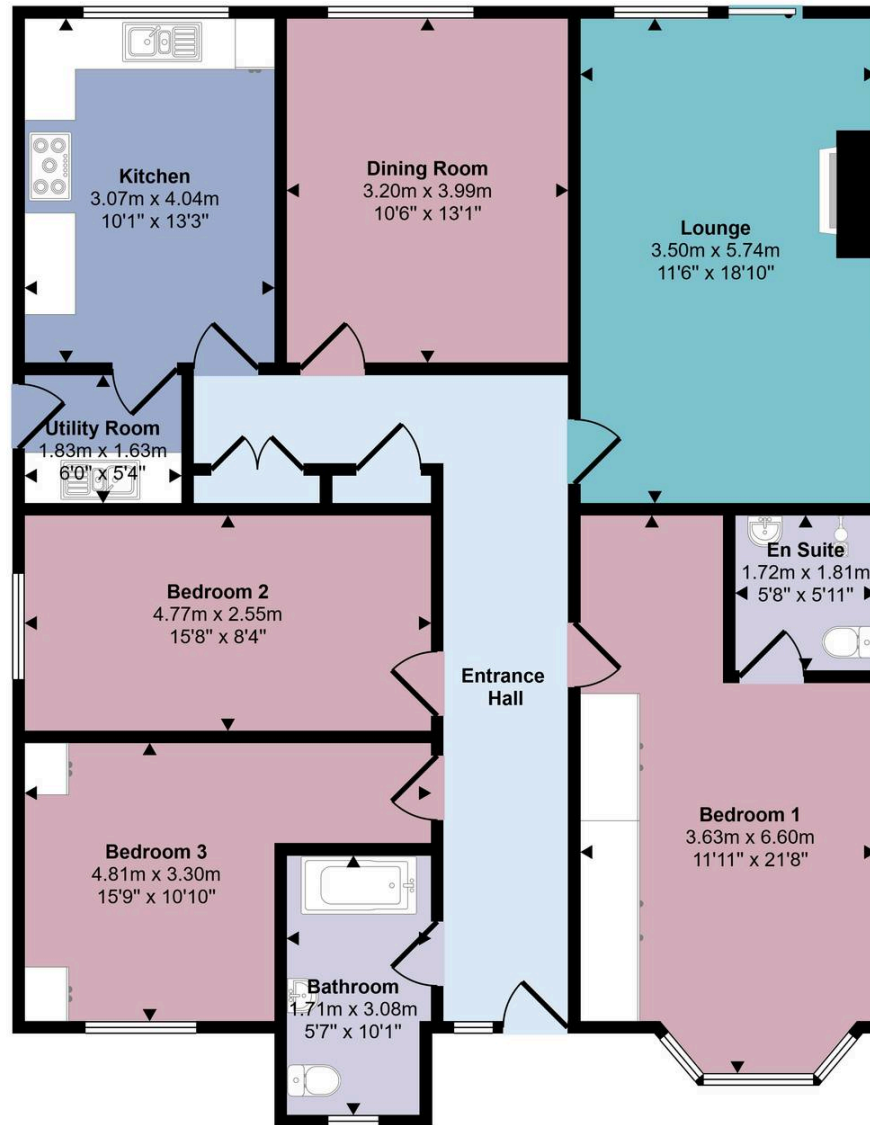
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Approx Gross Internal Area  
123 sq m / 1327 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





# Wigwam

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