



**135 Mill Rise, Skidby HU16 5UA**  
**£425,000**



- Stunning kitchen and bathrooms
- Four double bedrooms
- Easy to maintain landscaped garden
- Sought after village location
- Westerly aspect to the rear
- Cottingham High School catchment
- Off-street parking and garage
- Electric car charging point
- Council tax band E
- EPC rating D

An absolutely immaculate four double bedroomed family house benefiting from three reception rooms and located in sought after village on the edge of the Yorkshire Wolds convenient for the local amenities.

Having been extensively updated over time and with a stylish interior and exterior, the property has a beautiful light and bright homely feel.

#### LOCATION

The property is located on the cul-de-sac forming Mill Rise which is located on the south east side of this sought after village situated in rolling countryside on the edge of the Yorkshire Wolds. Lying just off the A164 which links Beverley with the Humber Bridge and M62, the property provides a convenient location to access the amenities of Cottingham, Beverley and West Hull. Skidby has its own Church of England Primary School which was rated Good in the latest Ofsted inspection, and also lies in the catchment area of Cottingham High School and Sixth Form College, which is also rated Good.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

10'3 x 5'9 (3.12m x 1.75m)

Modern composite front door with ornate glass panel and further window to one side to create a light and welcoming feel. Attractive Karndean flooring runs through into the study, dining room and cloakroom, and stairs lead to the first floor accommodation.

##### LIVING ROOM

20'1 x 11'9 (6.12m x 3.58m)

A very well proportioned room, the focal point being a modern arched fireplace with granite hearth housing an open fire. French doors open onto the garden and have windows to either side and there is a further window to the side elevation.

##### DINING ROOM

11'11 x 11'3 (3.63m x 3.43m)

A continuation of the Karndean flooring from the entrance hall and window to the front elevation.

##### STUDY

9'2 x 6'3 (2.79m x 1.91m)

Karndean flooring and window to the front elevation.

##### DOWNSTAIRS CLOAKROOM

WC and wash basin on a shaped wooden vanity shelf, partially tiled walls and window to the side elevation.

##### KITCHEN

15'7 x 16' (4.75m x 4.88m)

A stunning and recently fitted kitchen offering a generous range of grey wall and base storage units with contrasting gloss white centre island all with quartz worksurfaces. Contrasting breakfast bar, inset 1 1/2 bowl Franke sink and drainer, twin Siemens ovens, Siemens induction hob set in the centre island with extractor above, wine cooler, space for American style fridge freezer, integrated washing machine and dishwasher. Bifold doors have integral blinds fitted and fold back to provide access directly to the rear garden and there is a storage cupboard under the stairs.

##### FIRST FLOOR LANDING

Window to the rear elevation and access to the loft for storage, large shelved out airing cupboard.

##### BEDROOM 1

13'7 x 12' (4.14m x 3.66m)

Positioned to the rear of the property and with window overlooking the garden, built-in wardrobes.

##### EN-SUITE SHOWER ROOM

Three piece sanitary suite comprising close coupled WC, pedestal hand wash basin and shower cubicle. Chrome heated towel rail, partially tiled walls, Karndean flooring and window to the side elevation.

##### BEDROOM 2

12' x 10'8 (3.66m x 3.25m)

Window to the front elevation.

##### BEDROOM 3

10'11 x 8'8 (3.33m x 2.64m)

Window to the rear elevation.

##### BEDROOM 4

15'7 max x 8'8 max (4.75m max x 2.64m max)

Modern sliding wardrobes with mirrored fronts - currently used as a dressing room.

##### BATHROOM

8'7 x 8'2 (2.62m x 2.49m)

Modern three piece sanitary suite comprising close coupled WC, vanity hand wash basin and modern shower bath with glass screen and shower over. Partially tiled walls, chrome heated towel rail and window to the side elevation.

##### OUTSIDE

The property is set back from the road with raised flower borders being laid under gravel for ease of maintenance and a number of ornamental shrubs. A brick sett drive leads down the side of the property, where there is a timber gate, and up to the garage. The property benefits from an electric car charging point on the drive.

##### SINGLE GARAGE

Electric up & over door, side courtesy door and window, further storage in the roof space, supplied with light and power.

##### REAR GARDEN

The rear garden is beautifully landscaped for ease of maintenance. Accessed through the bifold doors from the kitchen where there is a decked patio area which makes the most of the westerly aspect of the rear garden. A central Astro turf lawn is surrounded by raised borders which have been laid under slate chippings for ease of maintenance.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### DOUBLE GLAZING

The property benefits from uPVC double glazing.

##### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

##### VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

##### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.

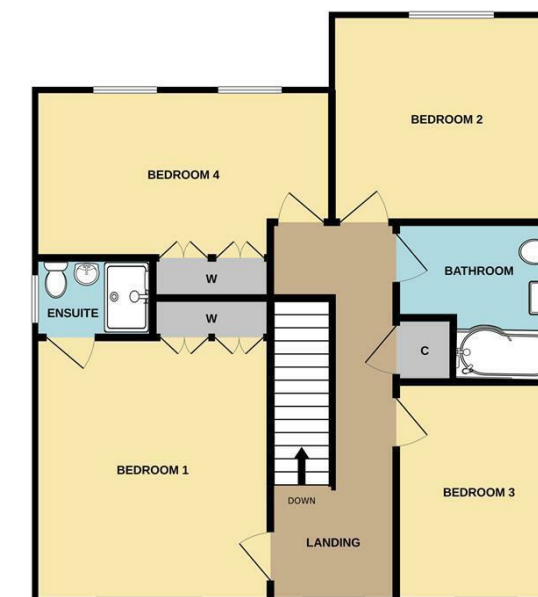
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GROUND FLOOR



1ST FLOOR



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