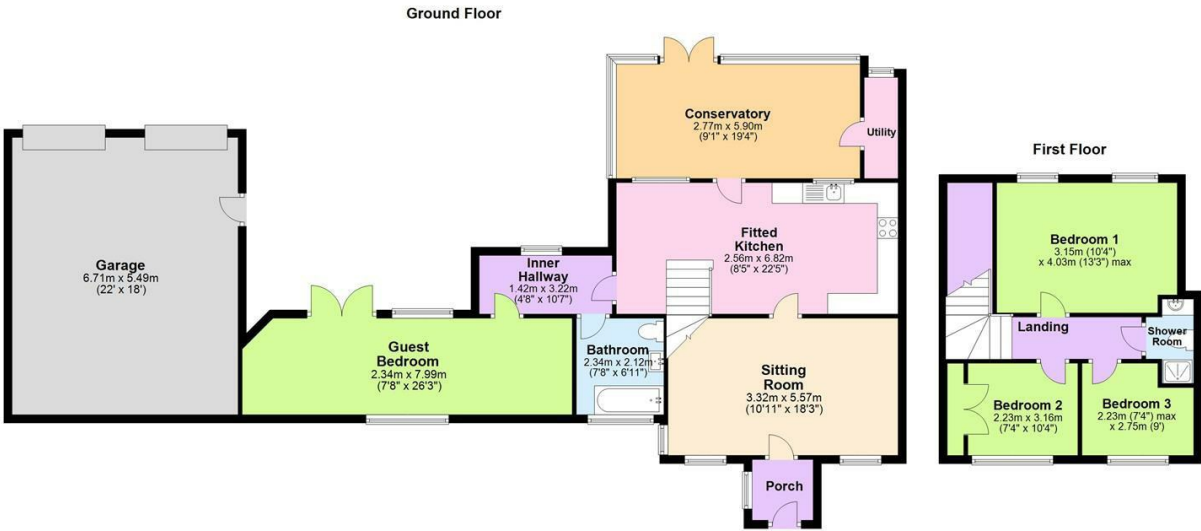




Dalehead Cottage,  
Millington, YO42 1TX  
£545,000



#### AGENTS NOTES

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.

#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

#### MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

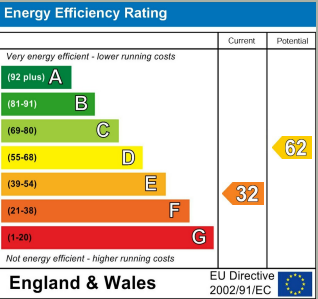
#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmeifield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmeifieldsolutions.co.uk](mailto:Faye@holmeifieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmeifield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.



52 Market Place, Pocklington, York, YO42 2AH  
01759 304040  
[pocklington@clubleys.com](mailto:pocklington@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)



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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.

Situated in the picturesque, rural village of Millington, parts of this beautiful cottage date back to the 1600's. The property was indeed, in days gone by, the village Blacksmiths and has a varied history. The property briefly comprises: - Entrance porch, lounge, breakfast kitchen, conservatory, utility, bathroom and guest bedroom or perhaps as a teenage/granny annexe. To the first floor there are three bedrooms and a shower room. Outside there is a double garage and parking for several vehicles. The gardens extend to approximately half an acre with fantastic views of The Wolds.

Properties of this seldom come onto the market we urge you to view this splendid home.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band D.

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**ENTRANCE PORCH**

Brick built entrance porch with timber door and quarry tiled floor.

**SITTING ROOM**

3.32m x 5.59m (10'10" x 18'4" )

Feature brick built fireplace with Wood burner set on quarry tiles, beamed ceiling with spot lights, TV point, telephone point, two radiators and power points. two double glazed windows to the front aspect and one stained glass window to the side aspect, Jotul multi fuel cast iron stove, beams, under stairs cupboard, cupboards with seating, three wall light points and laminate flooring,

**FITTED KITCHEN**

2.56m x 6.82m (8'4" x 22'4" )

Range of fitted wall and base units with working surfaces, tiled splash back, one and half bowl ceramic sink unit, tiled splash backs, cooker point, built in Zanussi dishwasher, power points, radiator beamed ceiling, two sealed units to rear elevation and tiled flooring. Rayburn Heatranger 355SFW situated in a brick surround which is used for cooking and also heats the hot water and house radiators. Stairs to half landing which leads to the bathroom and guest bedroom suite and first floor. Three windows to the rear aspect and door into the conservatory.

**CONSERVATORY**

2.77m x 5.93 max (9'1" x 19'5" max)

Having two wall light points, radiator, TV point, power points and tiled flooring. Door leading to the utility room. French doors lead to the rear garden.

**UTILITY**

Having plumbing for automatic washing machine, space for tumble dryer, fitted shelving and sealed unit window to the rear elevation.

**INNER HALLWAY**

3.22m x 1.42m (10'6" x 4'7" )

Radiator and double glazed window to rear elevation.

**GROUND FLOOR BATHROOM**

2.12m x 2.34m (6'11" x 7'8" )

Fitted to a high standard comprising of a P shaped bath with shower over and shower screen, hand basin mounted on a storage unit, push button WC, part tiled walls, chrome ladder style radiator, recessed ceiling spot lights, tiled flooring and double glazed window to the front aspect.

**GUEST BEDROOM FOUR**

7.99m x 2.33m (26'2" x 7'7" )

A lovely room having three wall light points, multi fuel cast iron stove, two double radiators, double doors to rear elevation, double glazed window to rear elevation and double glazed window to front elevation.

This room is a very versatile room, ideal for guests visiting, air b and b, granny annexe or teenagers suite.

**FIRST FLOOR ACCOMMODATION**

Having recessed lights.

**BEDROOM ONE**

3.15m x 4.03m (10'4" x 13'2" )

Fitted wardrobes and cupboards, beams, double radiator and wooden framed sealed unit to the rear elevation giving amazing views over The Wolds.

**BEDROOM TWO**

3.15m x 2.24m (10'4" x 7'4" )

Fitted wardrobes, radiator and double glazed window to front elevation.

**BEDROOM THREE**

2.23m x 2.76m (7'3" x 9'0" )

Fitted wardrobes, radiator and double glazed window to front elevation.

**SHOWER ROOM**

Having shower cubicle, vanity hand basin, low flush WC, electric towel rail, tiled flooring and Velux window.

**OUTSIDE****DOUBLE GARAGE**

5.50m x 6.71m (18'0" x 22'0" )

Twin timber doors, power and light is connected and side personal door.

**PARKING**

Timber gates with parking for at least four cars and a motorhome.

**GARDENS**

The driveway at the side of the house provides ample parking and leading to the double garage. Leading directly from the house there is a raised patio seating area offering an excellent space to sit and admire the spectacular views of the garden and The Wolds beyond. The rear gardens extend to approximately half an acre and are mainly laid to lawn with several mature trees and fruit trees including pear, Victoria plum, Bramley and eating apple trees.

**ADDITIONAL INFORMATION****APPLIANCES**

None of the above appliance have been tested by the Agent.

**COUNCIL TAX BAND**

East Riding of Yorkshire Council - Council Tax Band D.

