



## Mill House Way Skirlaugh, HU11

\*\*\*\*\*BEAUTIFULLY PRESENTED IN A POPULAR COMMUTER VILLAGE\*\*\*\*\* this beautifully presented semi-detached house on Mill House Way offers a delightful blend of comfort and style. The two reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both cosy evenings and lively gatherings with friends and family. A newly updated kitchen, separate dining room and great sized conservatory offer space and functionality aplenty. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The home is complemented by a well-appointed bathroom, designed for both functionality and comfort. The property boasts lovely gardens that are a true highlight, with south-facing aspects that allow for plenty of sunlight throughout the day. This outdoor space is ideal for gardening enthusiasts or for simply enjoying the fresh air during the warmer months. Additionally, the larger double garage provides excellent storage options or the potential for a workshop, catering to various needs. The overall presentation of the house is immaculate, making it a move-in ready option for prospective buyers or renters. In summary, this semi-detached house on Mill House Way is a wonderful opportunity to acquire a lovely home in a peaceful setting, with generous living spaces and beautiful gardens that enhance the overall appeal. Do not miss the chance to make this delightful property your own.

EPC Rating - C, Council Tax Band - C, Tenure - Freehold.

**£245,000**

**Entrance Hall 8'5" x 10'0" (2.58 x 3.06)**

Composite entrance door to the hallway with stairs to the first floor and gloss laminate flooring.

**Lounge 20'9" x 15'0" narrowing to 10'7" (6.34 x 4.58 narrowing to 3.24)**

Two windows to the front aspect, decorative stone fireplace housing a multi fuel stove with decorative wood panelling above and two radiators.

**Dining Room 10'10" x 8'10" (3.32 x 2.70)**

Window to side and sliding patio door to the conservatory plus radiator.

**Kitchen 12'4" x 9'8" (3.77 x 2.96)**

Beautifully remodelled kitchen with a range of modern wall and base units with complimentary wooden work surfaces over incorporating a 1 1/2 bowl sink and drainer unit and mixer tap over, built in eye level double oven and grill, induction hob with extractor over, space for tall fridge freezer, wood effect laminate flooring and feature radiator. Door to understairs pantry.

**Conservatory 12'1" x 10'3" (3.70 x 3.13)**

Half brick walls, window to side and rear, French door to the rear and gloss laminate flooring.

**Shower Room/Utility 5'5" x 6'0" (1.66 x 1.85)**

Currently used as a utility room, the shower can be easily reinstated. Window to side, vanity unit housing the wash hand basin plus low level wc. Fully tiled walls and floor and radiator.

**First Floor Landing**

- Great village location
- Three reception rooms
- Attractive south facing gardens

**Bedroom 1 14'7" x 9'7" (4.45 x 2.94)**

Window to side, eaves storage cupboard and door to en-suite.

**En-suite 7'7" x 5'9" (2.33 x 1.77)**

Window to rear, vanity unit housing the wash hand basin and low level wc, part tiled walls and vinyl flooring.

**Bedroom 2 10'10" x 10'10" (3.31 x 3.31)**

Window to front, built in wardrobes and radiator,

**Bedroom 3 12'4" x 6'11" (3.78 x 2.12)**

Window to rear, fitted wardrobe and radiator.

**Front Garden**

To the front and side is a planted area with path to the main entrance door. Driveway to the garage.

**Rear Garden**

At the rear is a low maintenance garden with lawned area, gravelled garden with planting and decked area near the garage personal door with gate to the driveway, greenhouse and shed behind the garage.

**Garage 17'7" x 17'4" (5.36 x 5.30)**

Detached larger than average double garage, up and over door with light and power laid on.

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- Newly updated kitchen
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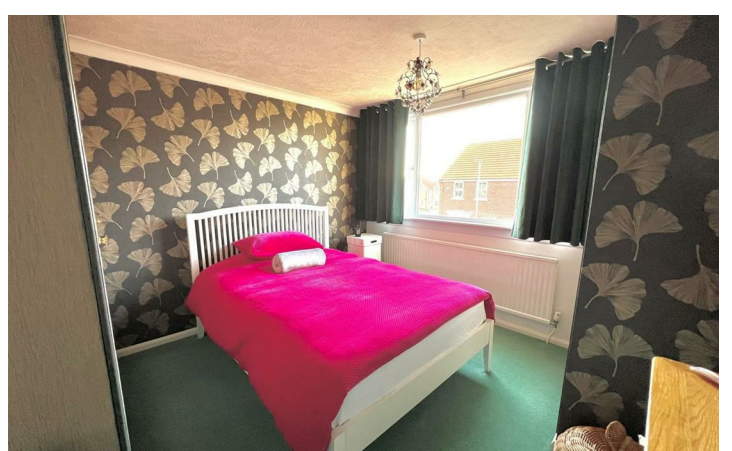
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**Valuations**

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- Beautifully presented property
- Three bedrooms, two bathrooms
- Viewing highly recommended





Floor Plan



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	