

## 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 sunroom 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. There are two decking areas and a splendid BBQ area, perfect for those summer evenings. 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.

**Offers In The Region Of £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 sun room 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.

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

Half brick walls, window to side and rear, 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 5'11" x 14'5" (1.80m x 4.39m)**

The light and airy landing leads onto

each bedroom and the family bathroom.

**Bedroom 1 12' 4"x 9'4" (3.66m 1.22mx 2.84m)**

Window to side, eaves storage cupboard and door to bathroom.

**Bathroom 7'4" x 9'4" (2.24m x 2.84m)**

Window to rear, vanity unit housing the wash hand basin and low level wc. Shower fully tiled, bath with matching surround and marble matching floor.

**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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service we can.

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**Disclaimer**

Laser Tape Clause.

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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**Valuations**

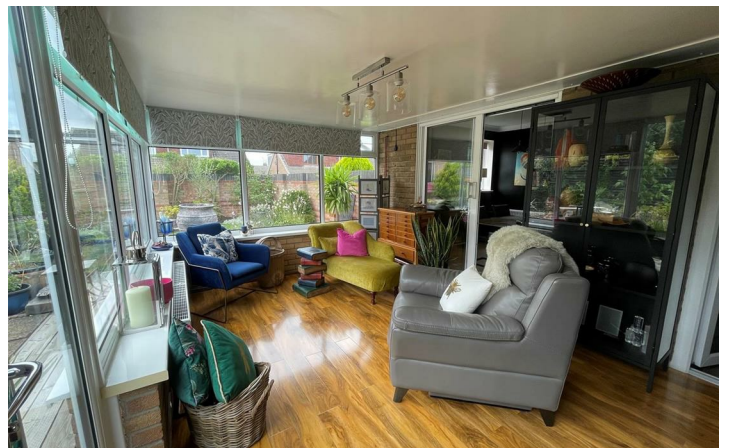
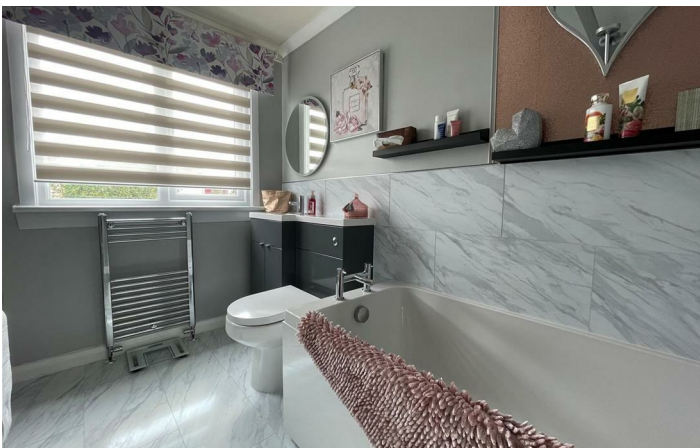
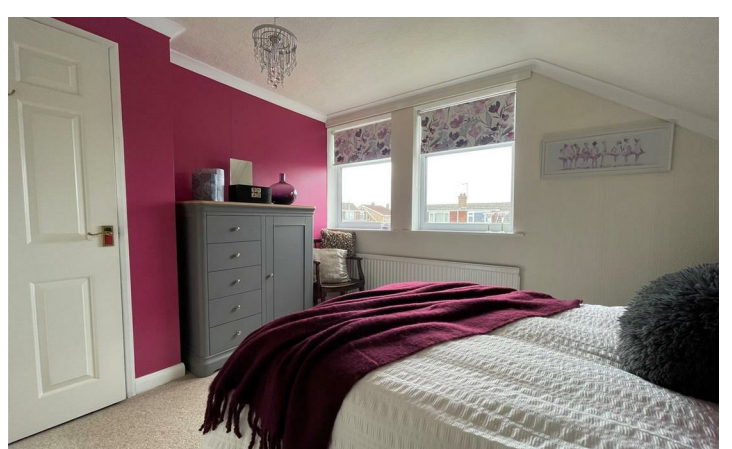
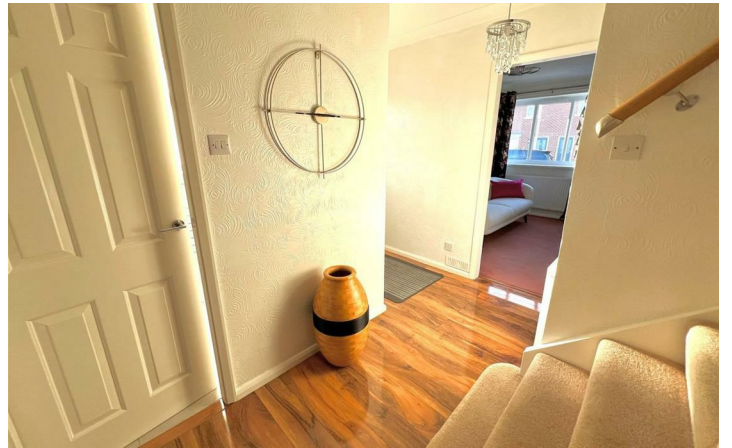
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- Great village location
- Three reception rooms
- Two bathrooms
- Viewing highly recommended

- Excellent corner plot
- Newly updated kitchen
- Attractive south facing gardens

- Beautifully presented property
- Three bedrooms
- Large double garage and parking









Floor Plan



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>72</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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