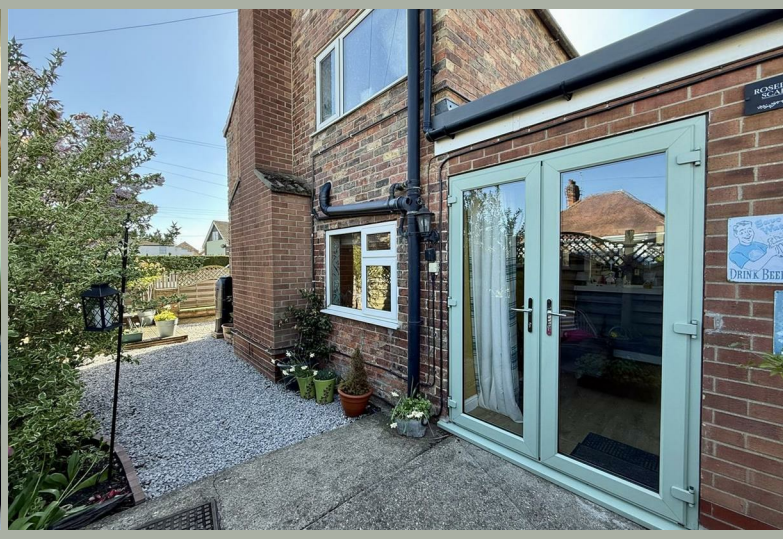
CLUBLEYS

Rosedene, Mill Lane, Scalby, HU15 2UT

£230,000







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ZOOPLA

ABOUT THE PROPERTY

This delightful detached period property on Mill Lane presents an excellent opportunity for families seeking a spacious and versatile home. The property boasts two inviting reception rooms. The ground floor features an entrance lobby that can serve as a study, a comfortable living room, and a dining room that flows seamlessly into a well-appointed dining kitchen. Additionally, a convenient cloakroom enhances the practicality of this family-friendly layout.

To the first floor, you will find three generously sized bedrooms. The family bathroom is thoughtfully designed to cater to the needs of a busy household.

Outside, the property is complemented by a driveway that accommodates parking for two vehicles, along with a garage for additional storage. The outdoor space is equally appealing, featuring a stoned wrap around garden with decking areas at both the side and front.

This freehold property falls under the jurisdiction of the East Riding of Yorkshire Council and is classified within Council Tax Band D. With its blend of period charm and modern convenience, this home is a wonderful choice for those looking to settle in a friendly community. Don't miss the chance to make this lovely house your new family home.



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Estate Agents | Lettings Agents | Chartered Surveyors

Tenure: Freehold
East Riding of Yorkshire Council
Band: D

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE LOBBY
French doors give access to the entrance lobby which can also be used as a study area.

CLOAKROOM
Suite comprising of low level Wc, wash hand basin with splashback and laminate flooring.

LOUNGE
5.99m x 3.06m (19'7" x 10'0")
Feature wood burning stove with stone hearth and timber surround. Television and telephone points. Wall lights.

DINING ROOM
3.80m x 3.60m (12'5" x 11'9")
Stairs off to the first floor and entrance door. Fittings for wall lights.

DINING KITCHEN
4.94m x 3.38m (16'2" x 11'1")
Range of 'Shaker style' wall and floor units with complimentary butcher block wooden work surfaces incorporating a one and a half bowl sink unit. Space for range cooker with chimney style extractor hood over and laminate flooring. Door into garage.

FIRST FLOOR

BEDROOM ONE
3.75m x 2.25m (12'3" x 7'4")
Double room to the front of the property with views of the Church. Loft access.

BEDROOM TWO
3.62m x 2.89m (11'10" x 9'5")
Double room to the front of the property also benefitting from Church views. Storage cupboards.

BEDROOM THREE
2.59m x 2.08m (8'5" x 6'9")
Single room to the rear of the property.

BATHROOM
White suite comprising of low level Wc, pedestal hand basin, panelled bath and shower cubicle. Part tiling to the walls.

OUTSIDE

DRIVEWAY AND GARAGE
Driveway providing off street parking for one vehicle and leading to the garage.

GARDENS
Timber decking and fencing to the boundary.

ADDITIONAL INFORMATION
*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

*Referral Fees
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.

MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

SERVICES
Mains water, drainage and electricity are connected to the property.

APPLIANCES
No appliances have been tested by the agent.

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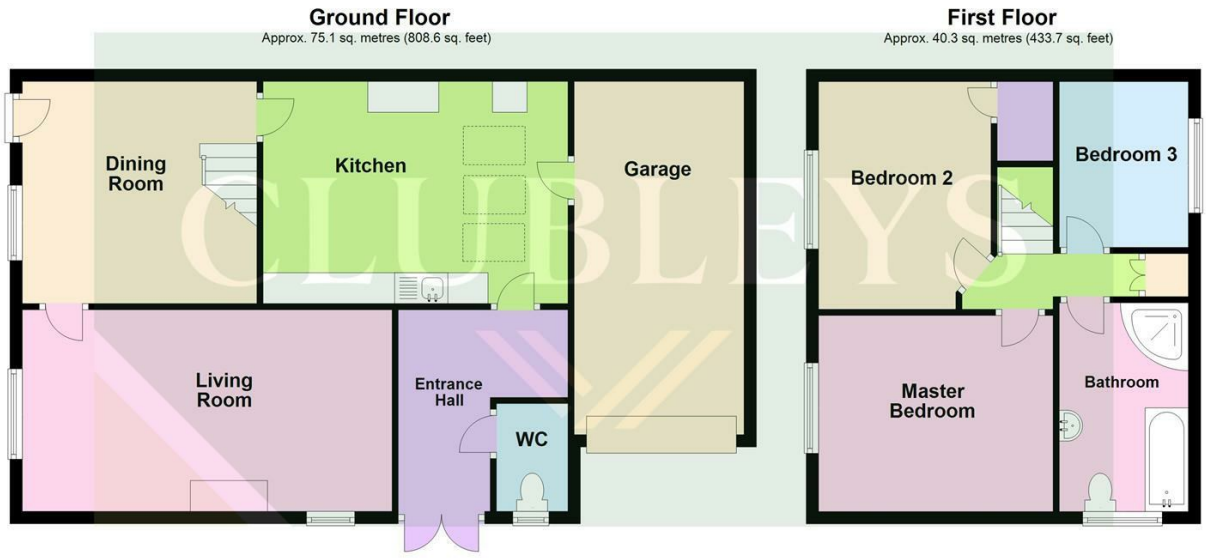





ROSEDENE
SCALBY







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 (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.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. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

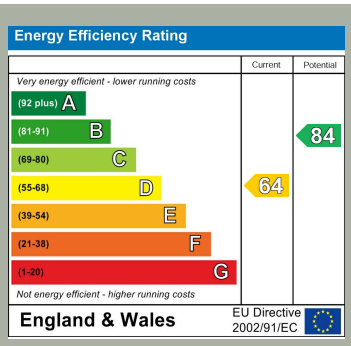
Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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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.



Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.