

£475,000

**143 Mill Rise,
Skidby**

HEATING AND INSULATION

The property has gas-fired central heating and extensive uPVC double glazing.

SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

TENURE

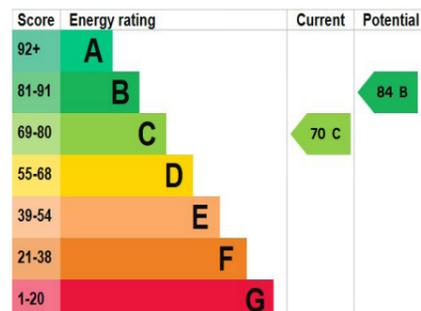
Freehold. Vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'E' (verbal enquiry only).

VIEWINGS

Strictly by appointment with the agent's Beverley office.



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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LOCATION

The property is located on a modern development on the eastern side of Skidby. Skidby is a highly regarded East Yorkshire village that sits on the edge of the Yorkshire Wolds just to the west of Cottingham and is very well known for its historic windmill. There is a pub in the village along with a local church but nearby Cottingham, Willerby and Beverley provide an extensive range of other shops, pubs, restaurants and other amenities. The nearby A164 provides excellent access to the wider road network including the A63/M62 and A1079.

ACCOMMODATION

Entrance Hall - a spacious entrance hall with stylish tile-style flooring and two good sized cupboards.

Living Room - a good-sized room with window to side, bifold doors to the garden room and an attractive cast iron style gas burning stove.

Garden Room - converted from the former conservatory with a solid roof and less glazing to the side neighbouring the adjacent property. It is a useful extra space and provides an attractive outlook over the garden. French door opening on to the garden.

Dining Kitchen - A superb space accommodating a luxurious fitted kitchen and dining room. The stylish fitted units in blue are topped with quartz worktops and accommodate fitted appliances including an extra-large integrated fridge, integrated Bosch dishwasher, Neff double oven, Hotpoint microwave and de Dietrich hob. There is a central island which also provides a breakfast bar and has lighting under the work surface. There is also lighting under the wall units, a tiled floor and a window as well as French windows the rear.

Utility Room - accommodating a gas boiler and with plumbing for an automatic washing machine and space for an extra fridge freezer. Work surface and door to side.

Master Bedroom - a spacious and stylish room accommodating a large range of fitted wardrobes. There is a bow window to the front.

En Suite Shower Room - an attractively fitted suite with a spacious walk in shower, low flush WC, wall mounted hand basin and fitted vanity cupboard.

Bedroom 2 - a double bedroom with window to the front.

Bedroom 3 - a smaller double bedroom with window to the side.

House Shower Room - stylishly fitted with a spacious walk-in shower, low flush WC and wall mounted hand basin. Fitted vanity cupboard and window to the front.

Outside - There are open plan lawned gardens to the front. A block paved driveway gives access to a detached, double brick built garage with remotely operated double door and a courtesy door to the side. The driveway is spacious and will accommodate a number of vehicles, possibly a caravan or camper van. Much of the driveway sits behind remotely operated metal gates which provide an extra degree of comfort and security. There are further largely lawned gardens to the rear with paved patio areas, some ornamental trees, gravelled borders and timber fencing to most perimeters. The property has low voltage lighting fitted to the soffits which creates an lovely effect in lower lights.



143 Mill Rise, Skidby, HU16 5UA

A very well presented and spacious 3 bedroom detached bungalow in this highly regarded village situated just to the west of Cottingham. The property offers around 1,350 square feet of internal accommodation and has been much improved by the current owners during their time here. The great internal accommodation is complemented by a spacious driveway that may accommodate a caravan or campervan and a double garage. Early viewing is essential to fully appreciate all that it offers.

A significant feature of the property that will have particular appeal to potential purchasers is the spacious and stylish kitchen. This wonderful space was converted by the current owners from the separate dining room and kitchen they inherited and now provides a lovely space that accommodates a superbly fitted kitchen with central island and an extensive range of fitted appliances. This is in addition to the spacious living room and attractive garden room that has been upgraded from the original conservatory. Other notable improvements made to the property by the current owners include new shower rooms, column cast iron style radiators to many rooms as well as full redecoration and floor coverings. The spacious block paved driveway has been enhanced with the addition of stylish metal gates that are remotely operated, providing convenience and extra security. The accommodation in full comprises: a spacious Entrance Hall with two large cupboards, Living Room with attractive gas fired stove, Garden Room, a spacious and stylish Dining Kitchen with an extensive range of fitted appliances, Utility Room, Master Bedroom with extensive fitted wardrobes and En Suite Shower Room, 2 further Double Bedrooms and a House Shower Room. There are open plan lawned gardens to the front of the house. A spacious block paved driveway set behind remotely operated gates leads to a detached double garage. There are further largely lawned gardens to the rear of the property. It benefits from gas central heating and extensive uPVC double glazing.

This spacious and superbly refurbished property is likely to attract significant interest in such a sought after location so early viewing is essential to fully appreciate all that is on offer and avoid missing out. We have a 360 degree tour available which will provide a useful immersive overview short of a viewing in person.

