CLUBLEYS

4, Mill Lane, Scalby, HU15 2UT

£240,000







Nestled in the charming village of Scalby, Gilberdyke, this deceptively spacious semi-detached house on Mill Lane offers a wonderful opportunity for family living. With four well-proportioned bedrooms, this property is perfect for those seeking ample space for both relaxation and entertaining.

Upon entering, you are greeted by two inviting reception rooms, providing versatile areas that can be tailored to your lifestyle. Whether you envision a cosy family lounge or a formal dining space, these rooms offer the flexibility to meet your needs. The layout of the house ensures a seamless flow between the living areas, making it ideal for gatherings with family and friends.

The property boasts two bathrooms, which is a significant advantage for busy households, ensuring convenience and comfort for all residents. Each bedroom is designed to be a peaceful retreat, allowing for restful nights and rejuvenating mornings.

Situated in a tranquil setting, this home benefits from the picturesque surroundings of Scalby, while still being within easy reach of local amenities and transport links. The semi-detached nature of the house provides a sense of community, while also offering privacy.

In summary, this four-bedroom semi-detached house on Mill Lane is a fantastic opportunity for those looking for a spacious family home in a delightful village location. With its generous living spaces and convenient amenities, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.

Tenure - Freehold
Council Tax Band - C

Tenure: Freehold
East Riding of Yorkshire
BAND: C

THE ACCOMMODATON COMPRISES

ENTRANCE HALL
UPVC double glazed entrance door with glazed side panel, understairs storage, stairs to first floor accommodation, radiator.

KITCHEN
3.595 x 3.247 (11'9" x 10'7")
Fitted with a range of wall, base & drawer units with complementary work surfaces over, space for fridge/freezer, integrated electric double oven, four ring electric hob with glass splashback & extractor, space/plumbing for dishwasher & washing machine, recessed ceiling spotlights, radiator, UPVC double glazed window to the front.

LOUNGE
5.128 x 3.417 (16'9" x 11'2")
UPVC double glazed window to the front, radiator, feature fire surround with hearth & integrated coal effect electric fire.

BEDROOM/STUDY/SITTING ROOM
3.341 x 2.169 (10'11" x 7'1")
Versatile use, UPVC double glazed window to the rear, access to en-suite, radiator,

EN-SUITE
3.006 x 0.984 (9'10" x 3'2")
Shower cubicle, pedestal wash hand basin, low level W.C, chrome towel radiator.

BEDROOM FOUR
3.408 x 3.322 (11'2" x 10'10")
Currently used as a bedroom but could be used as a snug/sitting room. Radiator, UPVC double glazed patio doors leading to the sun room.

SUN ROOM
3.616 x 2.654 (11'10" x 8'8")
Versatile use, could be used as a dining room. UPVC double glazed patio doors leading to rear garden,

LANDING
Eaves storage.

BEDROOM ONE
5.128 x 3.434 (16'9" x 11'3")
UPVC double glazed window to the front, fitted wardrobes, drawers & overhead storage, radiator.

BEDROOM TWO
3.257 x 3.047 (10'8" x 9'11")
UPVC double glazed window to the rear, radiator, fitted wardrobes.

BEDROOM THREE
3.439 x 3.043 (11'3" x 9'11")
UPVC double glazed window to the rear, radiator, fitted wardrobes & drawer units.

BATHROOM
3.302 x 1.324 (10'9" x 4'4")
Three piece suite comprising of pedestal wash hand basin, panelled bath, corner shower cubicle, chrome towel radiator, UPVC double glazed opaque window to the side.

SEPERATE W.C
1.341 x 0.782 (4'4" x 2'6")
Low flush W.C, wall mounted wash hand basin, radiator.

OUTSIDE
To the front of the property are double wrought iron gates leading to the private side driveway providing off road parking for multiple vehicles. Gravelled area with shrubs & plants to the front for easy maintenance. Brick boundary wall.
To the rear of the garden is the garage access, with a personnel door. The garden is mainly laid to lawn with paved patio area.

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.

APPLIANCES
No appliances have been tested by the agent.

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

rightmove ZOOPLA

clubleys.com





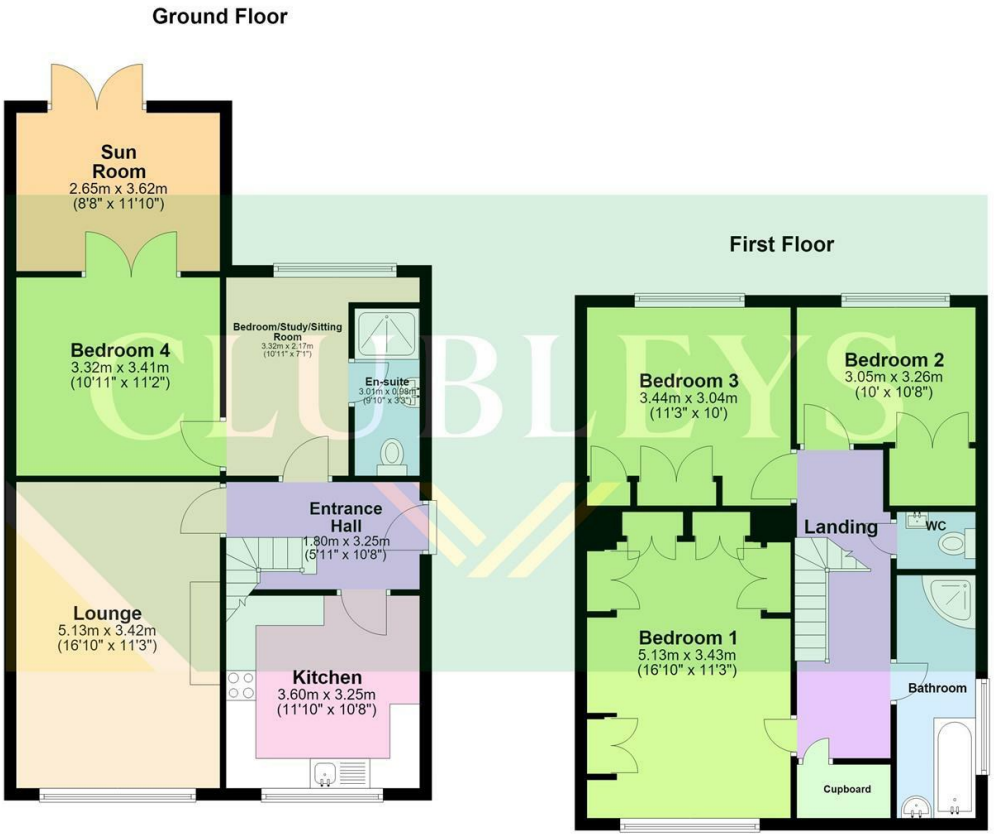








Estate Agents | Lettings Agents | Chartered Surveyors



Total area: approx. 121.1 sq. metres (1303.9 sq. feet)

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.

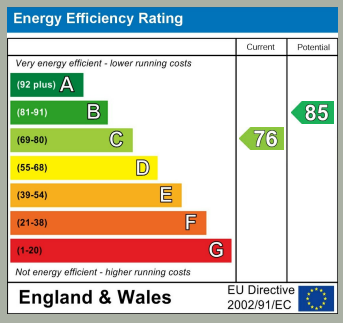
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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

1 Toft Court, Skillings Lane, Brough, East Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com



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.