Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE
The Property Specialists

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7 Mill Rise, Skidby HU16 5UA

£245,000

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- Immaculate, well-proportioned bungalow
- Corner plot position
- Beautiful tiered landscaped gardens
- Off-street parking on driveway and garage
- Attractive East Yorkshire Wolds village
- Convenient for Cottingham's amenities and road network
- Modern kitchen and shower room
- Council tax band C
- EPC rating D

Immaculately presented and well-proportioned true bungalow situated in an elevated and enviable corner plot position.

Surrounded by attractive landscaped and tiered gardens which have been planted for ease of maintenance, this much loved home has been superbly modernised. With the addition of an attractive garden room with a modern hybrid roof system, the property also has a detached garage and brick sett driveway offering parking for up to two vehicles.

LOCATION

The property is located on the corner of Mill Rise and Apple Croft in this elevated position on the south side of Main Street in Skidby.

Skidby lies in a very convenient location close to the junction with the A164 linking Cottingham to Beverley and the M62. Situated on the rolling hills of the Yorkshire Wolds, the village has an attractive church and public house. A greater array of amenities are on offer close by in the village of Cottingham (2 miles) and Beverley (5 miles). The property is in the catchment of Cottingham High School Academy (1.1 miles).

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Modern uPVC glass panelled front door with further window to one side, oak style laminate flooring, storage cupboard and access to the loft which has pull-down ladder, light and is boarded for storage.

LIVING ROOM

16'7 x 10'6 (5.05m x 3.20m)

A well-proportioned room, the focal point being a composite fireplace housing a gas living flame fire. Laminate flooring and patio door opens into the garden room.

BREAKFAST KITCHEN

11'5 x 9'1 (3.48m x 2.77m)

A modern fitted kitchen with cream fronts, laminate worksurfaces and ceramic tiled splashbacks. Four ring stainless steel gas hob with extractor over and integrated oven. Porcelain 1 1/2 bowl sink and drainer, space and plumbing for washing machine, space for fridge freezer. Cupboard concealing the modern Worcester Bosch boiler. Dual aspect with windows to both front and side, and space for table.

BEDROOM 1

12'4 x 10'2 (3.76m x 3.10m)

Window to the front elevation, laminate flooring and a range of built-in wardrobes.

BEDROOM 2

9'3 x 8'8 (2.82m x 2.64m)

Laminate flooring and window to the rear elevation.

BATHROOM

7'5 x 5'6 (2.26m x 1.68m)

Modern three piece sanitary suite comprising walk-in shower enclosure with modern shower board to the walls, vanity unit with semi-recessed wash basin and back to the unit WC. Tiled walls, chrome heated towel rail and window to the side elevation.

GARDEN ROOM

18' x 9'1 (5.49m x 2.77m)

A superb extension to the rear of the house with a hybrid roof system with skylights which increase the useable time of the room as compared to a conservatory. Windows overlook the garden and there is a uPVC door providing access to the patio area.

OUTSIDE

The property is in an attractive and elevated corner plot position. A wrought iron gate provides access onto a pathway leading to the front door which is positioned to the side of the house. The gardens have been extensively landscaped and are tiered with the aim of creating an easy to maintain and beautiful garden. Mainly laid under stone chippings and with the use of sleepers and stone flags, the garden is a key feature of this property.

GARAGE AND PARKING

Detached brick garage with electric roller shutter door to the front, supplied with light and power, courtesy door opening onto the rear garden. In front of the garage is a brick sett drive which opens onto Mill Rise and provides parking for up to two cars.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.

With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email cottingham@qandc.net

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.