



Rosedene, Mill Lane,  
Scalby, HU15 2UT  
£240,000



## ABOUT THE PROPERTY

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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 lawned 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.







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

Laid to lawn to the front and side of the property with 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.

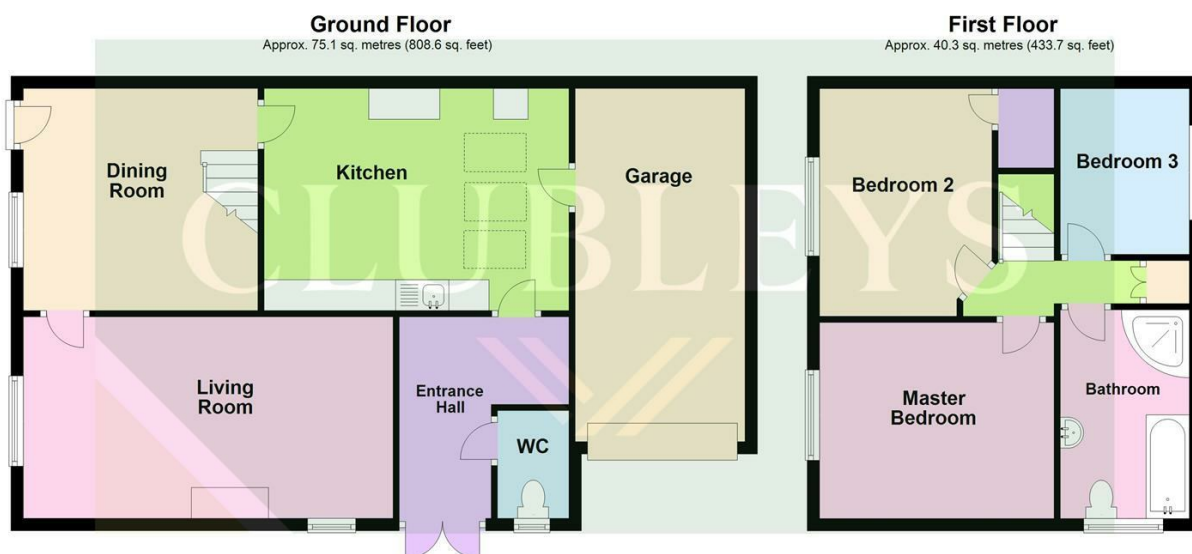
### SERVICES

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

### APPLIANCES

No appliances have been tested by the agent.





#### 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>

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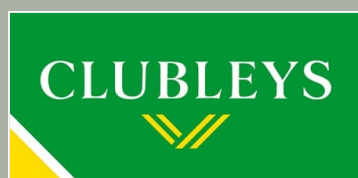
#### MORTGAGES

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](mailto: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.

#### 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.



1 Toft Court, Skillings Lane, Brough,  
East Yorkshire, HU15 1BA  
01482 662211  
[brough@clubleys.com](mailto:brough@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 84                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 64      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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.