

# Whitakers

Estate Agents



## 33 Mill House Way, Skirlagh, HU11 5DY

**£215,000**

SITUATED IN THIS SOUGHT AFTER VILLAGE TO THE EAST OF HULL AND HAVING GOOD ACCESS TO THE EAST COAST AND THE HISTORIC TOWN OF BEVERLEY, THIS MODERN DETACHED HOUSE IS A FABULOUS OPPORTUNITY FOR THE YOUNG FAMILY.

THE ACCOMMODATION COMPRISES ENTRANCE HALL, LOUNGE, FITTED DINING KITCHEN WITH APPLIANCES, UTILITY ROOM, CLOAK ROOM, THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION WITH THE MASTER ENJOYING EN SUITE FACILITIES AND A FAMILY BATHROOM.

SET WITHIN PLEASANT GARDENS AND A SIDE DRIVEWAY TO ACCOMMODATE TWO VEHICLES, THE PROPERTY HAS THE EXPECTED GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING AND IS VERY WELL PRESENTED THROUGHOUT. INTERNAL INSPECTION WILL NOT DISAPPOINT.

#### Entrance hall

Staircase off, window to the side aspect and a radiator.

Lounge 15'3" x 12'8" (4.66 x 3.88)



Angled bay window to the front aspect, useful under stairs storage cupboard and a radiator.

#### Lounge Feature



Fitted Dining Kitchen 16'0" x 11'0" (4.88 x 3.37)



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel one and a half bowl sink unit with mixer tap. French Doors and screens giving access to the rear garden, spotlights to the ceiling, a radiator and integrated appliances

include an electric oven, four ring gas hob, stainless steel over head extractor canopy, fridge/freezer and a dishwasher

#### Kitchen to Dining Area



Utility Room 5'8" x 5'1" (1.75 x 1.56)

Plumbed for an automatic washing machine, preparation surface and storage cupboards.

#### Cloak Room

Wash hand basin with half pedestal, a low level wc unit and a radiator

#### Gardens Out



#### First Floor Landing

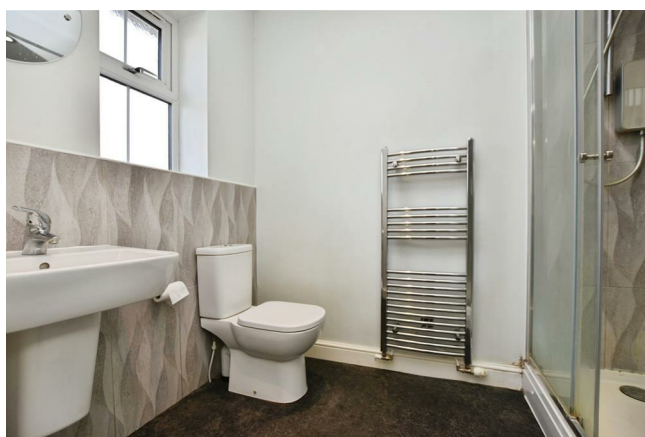
Window to the side aspect, built in storage cupboard, a radiator and access to:

Bedroom One 12'11" x 12'11" (3.95 x 3.95)



Window to the front aspect and a radiator.

En -Suite 8'1" x 5'7" (2.48 x 1.71)



A plumbed shower unit within an independent enclosure, wash hand basin with half pedestal and a low level wc unit. Spotlights to the ceiling and a chrome heated towel rail.

Bedroom Two 11'0" x 9'2" (3.36 x 2.81)



Window to the rear aspect, spotlights to the ceiling and a radiator.

Bedroom Three 11'0" x 6'6" (3.36 x 2.00)



Window to the rear aspect, spotlights to the ceiling and a radiator.

Family Bathroom



A white suite to comprise, wash hand basin with half pedestal and a low level wc unit. Partially tiled walls, spotlights to the ceiling, chrome heated towel, shower attachment to the bath and a shower screen to the bath side.

Gardens



To the front of the property is a an open plan garden laid to decorative aggregates and to the rear an enclosed garden of good proportion laid to lawn with a paved patio area

#### Off street Car Parking

A side driveway which has been block paved and can accommodate two vehicles.

#### Council Tax

East Riding of Yorkshire Council - band D

#### EPC Rating

EPC Rating B

#### Tenure

This property is Freehold

#### Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

#### Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Material Information:

Construction -Brick under tiled roof

Conservation Area -No

Flood Risk - Very Low

Mobile Coverage/Signal - Basic 20 Mbps

Superfast 80 Mbps Ultrafast 1000 Mbps

Broadband - EE, Vodafone, Three and O2

Coastal Erosion - No

Coalfield or Mining Area -No

Planning -

#### Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give

any representation or warranty in relation to this property.

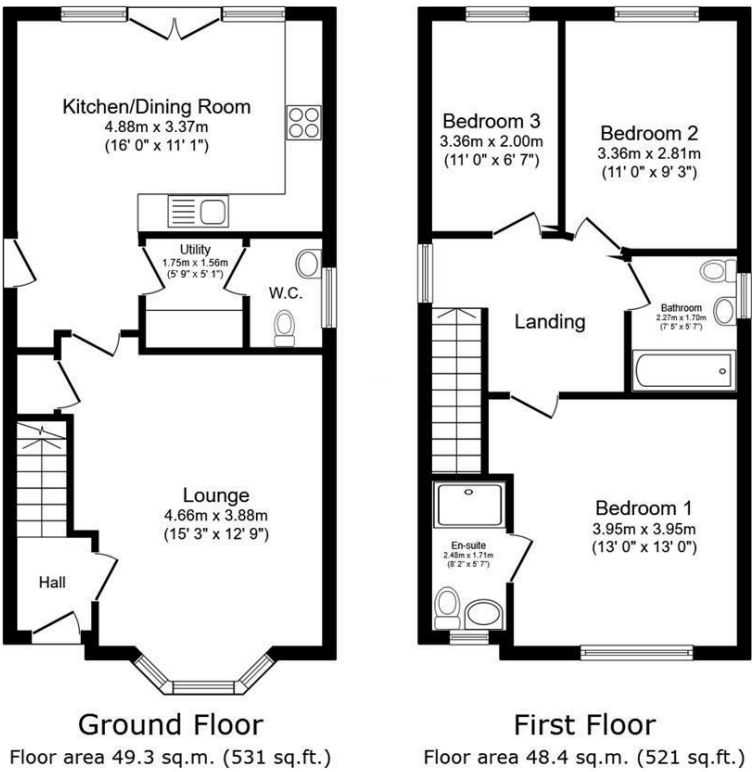
#### Offering On A Property

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically.

The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

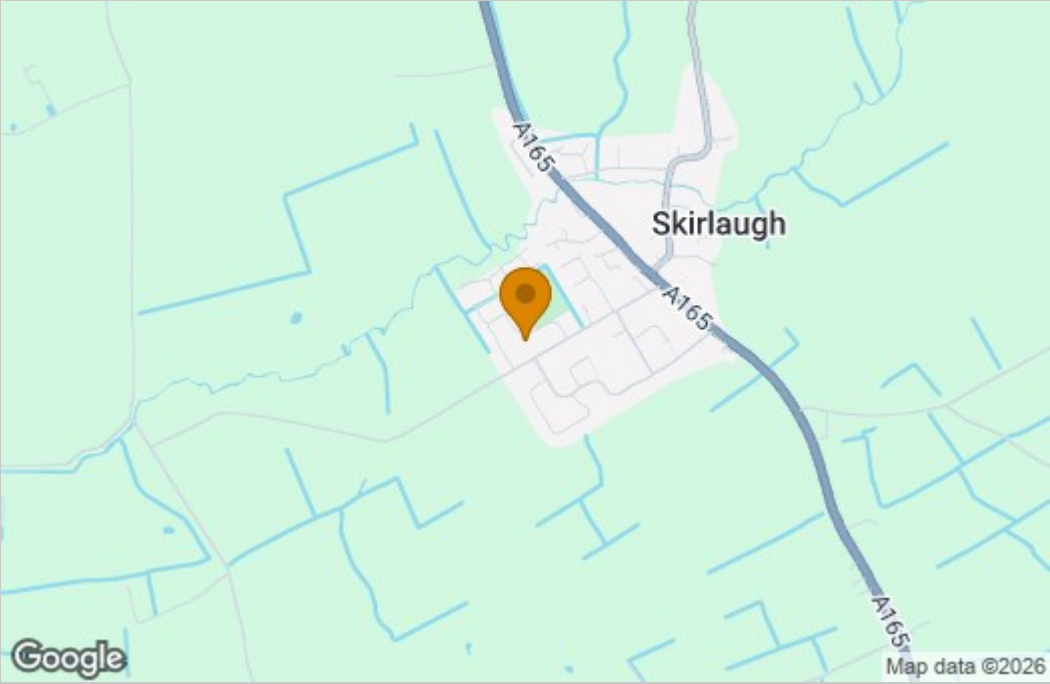
Floor Plan



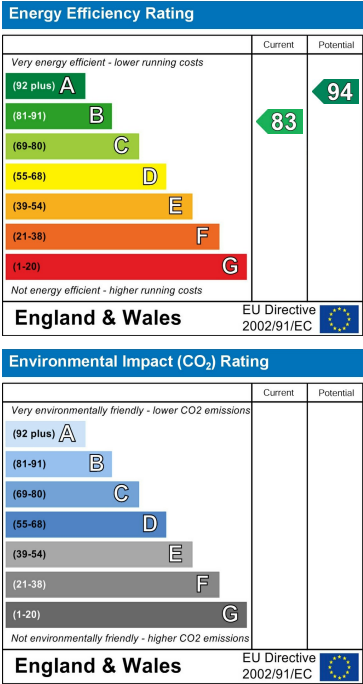
Total floor area: 97.7 sq.m. (1,051 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Area Map



Energy Efficiency Graph



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