



The Mill House, Beverley Road, Skidby HU16 5TF

Welcome to

The Mill House, Beverley Road, Skidby

GUIDE PRICE £650,000 - £700,000

Beautifully Presented Home In Skidby with - Entrance Hall, Lounge, Dining Room, Kitchen/Diner/Day Room, Utility Room, Cloakroom, Master Bedroom With En Suite, 2nd Bedroom With Dressing Room, 3rd Bedroom, Family Bathroom, Gardens, Off Street Parking & Garage! Book now



Entrance Porch

With double glazed door to the front with matching side screens.

Entrance Hall

With radiator and stairs to the First Floor.

Cloakroom

With low level wc, vanity wash hand basin, chrome effect towel style radiator, wall light points and double glazed window to the side.

Lounge

With double glazed window to the front, 2 double glazed windows to the rear, feature fireplace with open fire, decorative ceiling rose, coving to the ceiling and double glazed bay window to the side with double glazed exit door.

Dining Room

With double glazed windows to the front and side, feature fireplace housing open fire, decorative ceiling rose and coving to the ceiling.

Kitchen/Diner/Day Room

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, induction hob, double electric oven, integrated fridge freezer, integrated dishwasher, wine cooler, double glazed windows to the front and rear, understairs cupboard, spot light points, coving to the ceiling, 2 skylights and double glazed french style doors leading to the Rear Garden.

Utility Room

With a range of wall and base units, work surfaces, sink and drainer unit, double glazed window to the rear, plumbing for an automatic washing machine, space for a fridge freezer and double glazed door to the rear.

First Floor

Landing

With double glazed window to the rear, radiator, storage cupboard and loft access.

Bedroom 1

With double glazed windows to the front and side and radiator.

En Suite

En Suite with shower cubicle, low level wc, vanity wash hand basin, fitted cupboards, spot light points, chrome effect towel style radiator and double glazed window to the front.

Bedroom 2

With 2 double glazed windows to the side, double glazed window to the front, 2 radiators and coving to the ceiling.

Dressing Room

With double glazed window to the rear, spot light points and fitted wardrobes.

Bedroom 3

With double glazed windows to the front and side, radiator and coving to the ceiling.

Bathroom

Bathroom with whirlpool style bath, shower cubicle, concealed cistern wc, wash hand basin, low level wc, extractor fan, spot light points, chrome effect towel style radiator, double glazed window to the side and fitted units and storage.

Outside

Front Garden

With gravelled area, path, borders housing plants and shrubs, double front gates and driveway providing off street parking for several vehicles.

Rear Garden

With lawned area, raised decking area, paved patio area, seating areas, flower beds housing plants and shrubs, trees, fencing, summerhouse and overlooking fields with a great view of Skidby Mill.

Garage

With up and over door.



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Welcome to

The Mill House, Beverley Road, Skidby

- GUIDE PRICE £650,000 - £700,000
- Extended, Detached, 3 Bedroom Home In Skidby
- Master With En Suite & 2nd Bedroom With Dressing Room
- Open Plan Kitchen/Diner/Day Room & Utility Room
- Stunning Views Overlooking Open Fields & Skidby Mill

Tenure: Freehold EPC Rating: D

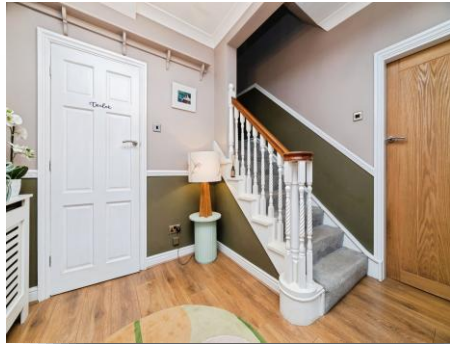
Council Tax Band: E

guide price

£650,000 - £700,000

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY111774



Property Ref:
WBY111774 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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