15 Mill House Way
Skirlaugh, Hull, East Yorkshire HU11 5DY
Guide price £250,000

WOOLLEY & PARKS

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*** A MUCH IMPROVED, VERSATILE SEMI DETACHED HOME ON AN ATTRACTIVE CORNER PLOT WITH DOUBLE GARAGE/WORKSHOP *** 360° VIRTUAL TOUR AVAILABLE ON REQUEST ***

Standing in a pleasant cul-de-sac position, within the popular commuter village of Skirlaugh - handily placed for access to Hull, Beverley and the East Yorkshire Coast - this attractive home is certainly worth a closer look! The present owner have undertaken significant work to modernise and improve the property, which is presented to a fabulously high standard, both inside and out. The accommodation briefly comprises Entrance Hall, spacious Living Room, Dining Room, Kitchen, Garden Room and a ground floor Shower Room (presently adapted for use as a Utility space), with three Bedrooms to the first floor, and a fabulous En-Suite Shower Room. Outside, a driveway offers private vehicle space on approach to the detached Garage/Workshop, with a beautifully landscaped rear garden enjoying a southerly aspect, and a colourful planted frontage adding a wealth of 'kerb appeal'.

Entrance Hall
A modern composite entrance door, with double glazed panel detail, opens into a bright and welcoming hallway, with ceiling coving, polished wood finish flooring, radiator and staircase leading off.

Living Room 20'9" x 14'9" max (6.32m x 4.50m max)
A very generously proportioned main reception room features twin double glazed windows to the front elevation, with ceiling coving, fitted carpet, two radiators, TV point and a multi-fuel stove, set within a chimney breast niche with stone surround, creating an appealing focal point.

Kitchen 12'5" x 9'6" (3.78m x 2.90m)
Recently re-fitted and stylishly updated, featuring a comprehensive range of base, wall and drawer units with solid oak work surfaces, matching upstands and a one and a half bowl stainless steel sink unit. Integrated appliances include an electric oven and induction hob with contemporary angled extractor hood above, with recess space for a freestanding fridge freezer. With ceiling coving, oak finish laminate flooring, modern vertical column radiator, generous built-in pantry store below the staircase, double glazed window to the rear elevation and double glazed panel door through to the Garden Room.

Dining Room 11'2" x 9'3" (3.40m x 2.82m)
A versatile second reception room features ceiling coving, fitted carpet, radiator, double glazed window to the side elevation and double glazed sliding patio doors opening to the Garden Room.

Garden Room 14'1" x 9'9" (4.29m x 2.97m)
A wonderful extension of the living space, with privacy wall to one side, double glazed windows offering panoramic views over the garden and double glazed panel door leading out. With radiator and laminate flooring.

Shower Room/Utility 6'0" x 5'5" (1.83m x 1.65m)
A ground floor Shower Room with a modern white suite of WC and vanity wash basin with cabinet below. The shower tray and plumbing for the shower has been retained, although the current owners have removed the screen to provide stacking space for the washing machine and tumble dryer, as meets their own requirements. With attractive wall and floor tiling, radiator, mirrored vanity cabinet, extractor fan and a double glazed window.

First Floor Landing
With ceiling coving and fitted carpet.

Bedroom One 14'7" x 9'7" (4.45m x 2.92m)
A very comfortable double room with ceiling coving, radiator, fitted carpet, eaves storage access and a double glazed window to the side elevation.

En-Suite 7'8" x 5'10" (2.34m x 1.78m)
A beautifully appointed facility providing a large walk-in shower enclosure, with attractive tiling and glass partition screen, vanity wash basin with cabinet below and WC with concealed cistern. With tiled splash back, backlit mirror, extractor fan, chrome towel radiator, vinyl flooring and a double glazed window.

Bedroom Two 10'11" x 10'9" (3.33m x 3.28m)
Also a good double room, with ceiling coving, fitted carpet, fitted wardrobes, radiator and a double glazed window to the front elevation. A built-in cupboard houses the gas central heating boiler.

Bedroom Three 12'2" x 6'11" (3.71m x 2.11m)
A smaller double, or generous single room, with radiator, fitted wardrobes, fitted carpet and a double glazed window to the rear elevation.

External
The property boasts an attractive frontage, with a well-stocked planting bed extending across the front and around the side of the house. A pathway approaches the entrance door, with a gravelled area alongside and appealing topiary. A driveway approaches the detached garage, providing off-street parking.

Garage/Workshop 17'8" x 17'8" (5.38m x 5.38m)
Presently utilised as a workshop, with electricity supplied and a pot-belly stove, up and over door from the driveway and personnel door from the garden.

Rear Garden
Set within a part-walled and part-fenced perimeter, the rear garden enjoys a favourable southerly aspect and has been delightfully landscaped to create a most appealing feature of the home. Generously proportioned, the garden includes a lawn along with well stocked borders, ornamental planting, two decked sun terraces, paved pathways, store shed and a greenhouse.

Council Tax
Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band - C.

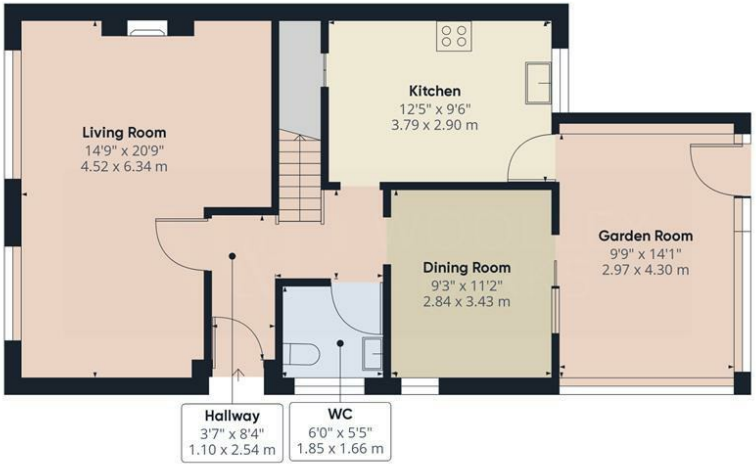
Tenure
The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Virtual Viewing/Videos
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

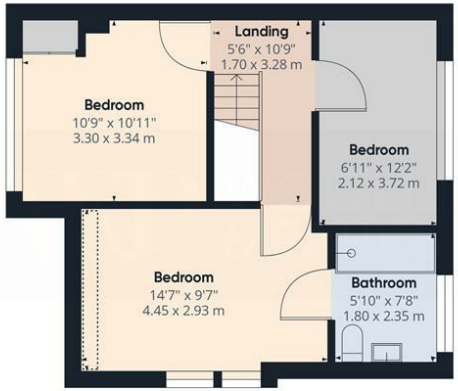
Measurements:
All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Disclaimer:
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.



Ground Floor



Floor 1

Approximate total area[1]

1210.66 ft²

112.47 m²

Reduced headroom

8.93 ft²

0.83 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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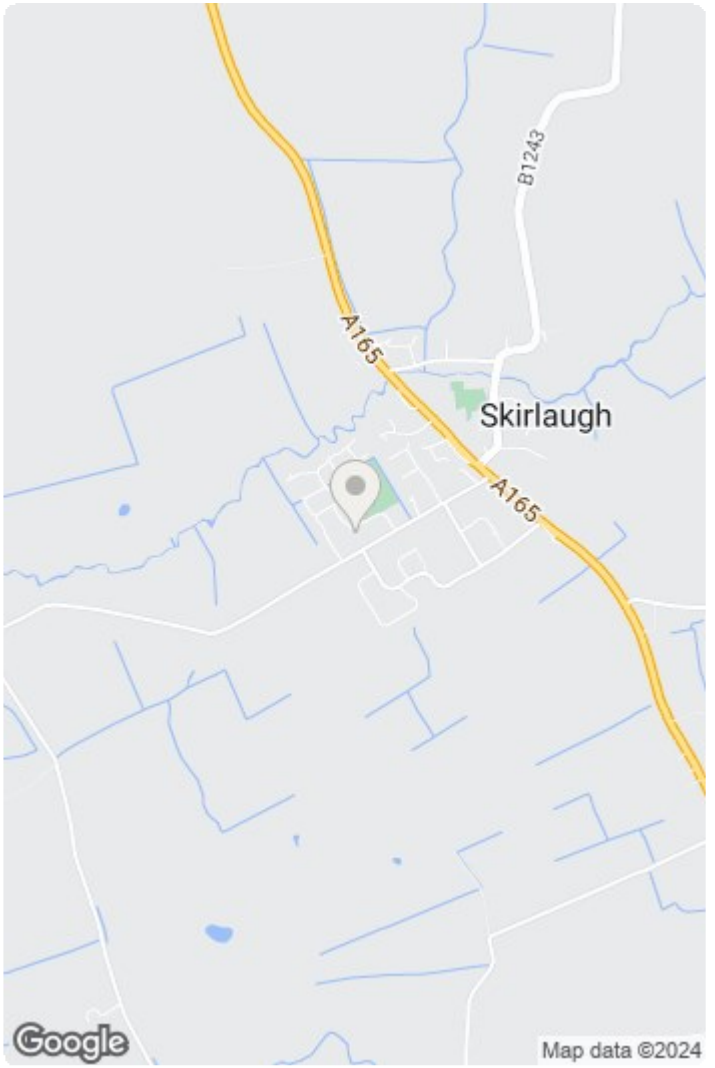

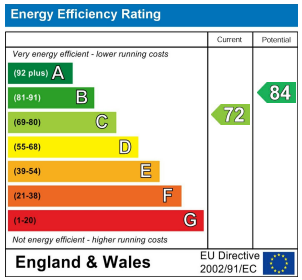

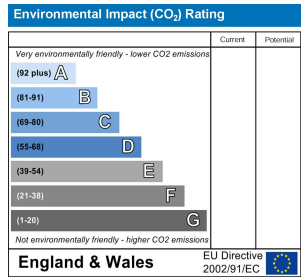

26 Market Place | Driffield | East Yorkshire | YO25 6AR
Tel: 01377 252095 | Email: Driffield@woolleyparks.co.uk | www.woolleyparks.co.uk

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