



Mill Lane, Scalby, Gilberdyke, HU15 2UT

FINE & COUNTRY

**THIS BESPOKE HIGH SPECIFICATION INDIVIDUAL PROPERTY OF APPROXIMATELY 3,200 SQ. FT.
IS SITUATED DOWN A QUIET COUNTRY LANE ENJOYING AN OPEN ASPECT**



This substantial property provides a superb lifestyle. An ideal family home standing in approximately 0.4 acres, tucked down a quiet country lane in the village of Scalby. Providing generous five bedroom accommodation with three receptions plus conservatory, including an impressive entrance hall with gallery landing, large breakfast kitchen plus utility room/boot room. The beautifully landscaped gardens are extremely private with spacious outdoor entertaining areas enjoying church views and a western open aspect to the rear. A horseshoe driveway with two sets of wrought iron gates provide multiple parking and easy access. Take a look at the photographs and floorplan to fully appreciate the quality and space on offer.

Location:

Scalby is a small community situated between Newport and Gilberdyke. The village of Newport offers a variety of facilities including schooling, recreational and sporting facilities and has excellent road links to the M62, South Cave and Howden and lies approximately sixteen miles west of the centre of Hull. A main railway station is situated at Gilberdyke.

Accommodation:

The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows:

Entrance Hall:

With gallery and built-in cloaks cupboard.

Cloakroom/WC:

With wash hand basin.

Living Room:

Via double doors from the hallway. With cantilevered bay window, period style fireplace with gas fire. Double doors to the ...

Bar Room:

Bespoke fitted solid oak bar. Patio doors to the ...

Conservatory:

Enjoying a delightful outlook over the garden with double French doors to the patio and underfloor heating.





Dining Room:

Double doors to the entrance hall.

Breakfast Kitchen:

Having been comprehensively fitted with a stylish range of floor and wall cabinets with complementing worktops, centre island unit with granite worktop and breakfast bar. Integrated appliances include two separate fan ovens, microwave, warming drawer, steam oven, dishwasher, induction hob and wine cooler, plus plinth heater.

Utility/Boot Room:

Includes a range of fitted cabinets with complementing worktops, double drainer sink unit and plumbing for automatic washing machine.

First Floor Gallery Landing:

With double French doors to a first floor balcony. Large walk-in airing cupboard housing the hot water cylinder.

Master Bedroom:

Two double recessed wardrobes plus his and hers dressing rooms with open fronted hanging and shelving. Also with air conditioning unit.

En-suite Shower Room:

Includes large walk-in shower, vanity wash hand basin and low level w.c. with complementing tiling.

Bedroom 2:

Including two double recessed wardrobes and matching cupboards and drawer units.



Bedroom 3:

Including two double recessed wardrobes and matching cupboards and drawer units.

Bedroom 4:

Including a double recessed wardrobe.

Bedroom 5:

With loft access hatch.

Family Bathroom:

Includes a four piece suite comprising free standing roll top bath, independent shower cubicle, vanity wash hand basin and low level w.c., with complementing tiling and two heated towel rails. full length fitted storage cupboards and drawers

Outside:

The property stands particularly well with two sets of double wrought iron gates providing easy in and out access leading to a spacious parking area in front of a double garage 18'6" x 18' with twin up and over doors. Pedestrian side access to the rear of the property having been designed and laid out with outdoor entertaining in mind. Includes a spacious full width sandstone patio plus two raised decking areas taking full advantage of the south and western aspects. The fully enclosed gardens have a large lawned area with established trees and shrub borders. The rear section has a wooden greenhouse, raised vegetable beds and open aspect beyond.

Services:

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

Tenure:

The property is freehold.

Central Heating:

The property has the benefit of a gas fired central heating system to panelled radiators.

Double Glazing:

The property has the benefit of UPVC double glazed windows.

Council Tax:

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.*

Fixtures & Fittings:

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.



Disclaimer:

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings:

Strictly by appointment with the sole agents.

Site Plan Disclaimer:

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

Mortgages:

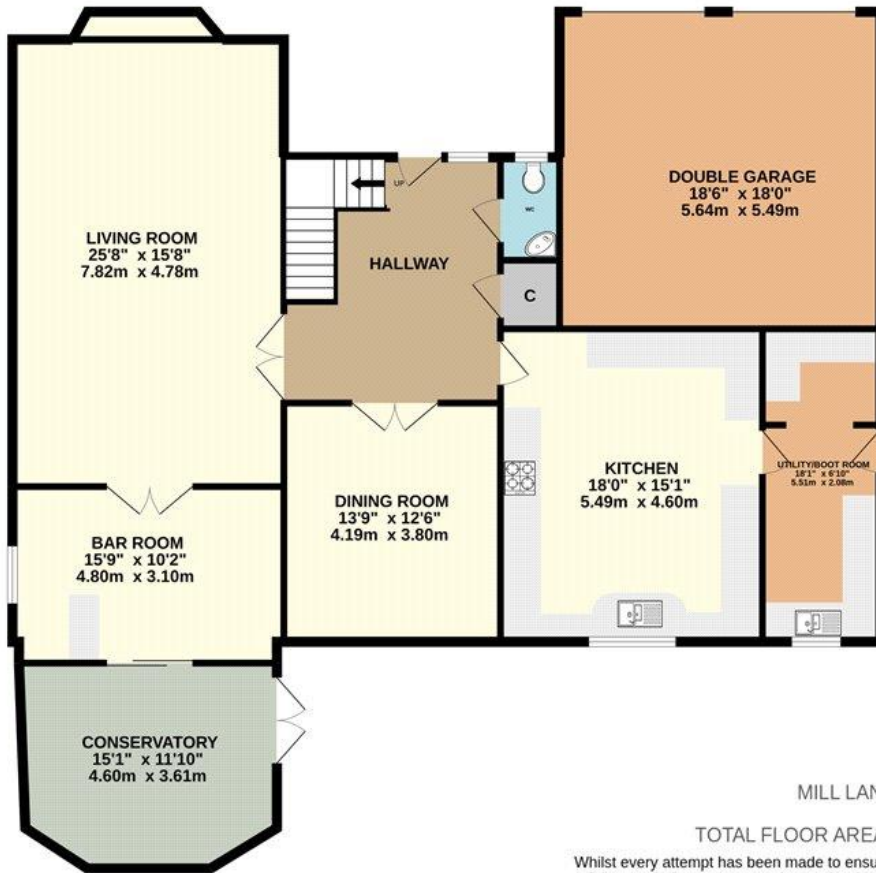
We will be pleased to offer independent advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Independent advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal:

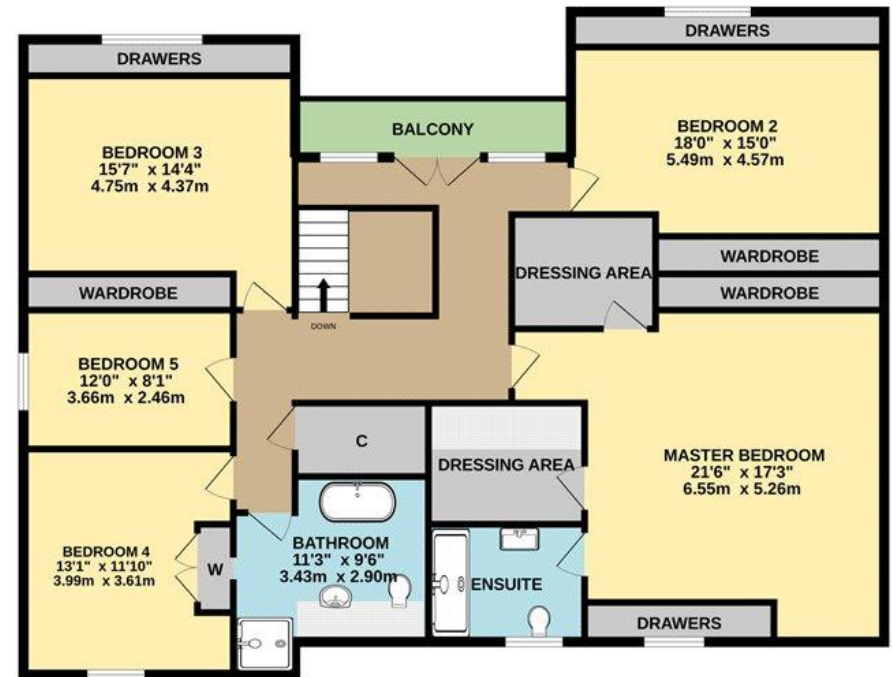
Thinking of selling or struggling to sell your house? More people choose Fine and Country in this region than any other agent. Book your free valuation now!



GROUND FLOOR
1851 sq.ft. (171.9 sq.m.) approx.



1ST FLOOR
1669 sq.ft. (155.0 sq.m.) approx.



MILL LANE, SCALBY HU15 2UT

TOTAL FLOOR AREA : 3520 sq.ft. (327.0 sq.m.) approx.

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.

Made with Metropix ©2022

8 Kingston Road, Willerby, Hull, HU10 6AD

Tel: 01482 420999 E-mail: Willerby@fineandcountry.com

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: Willerby@fineandcountry.com

Each Fine & Country office is independently owned and operated under license.

Beercock for themselves and for the vendors or lessors of this property whose agent they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Beercocks has any authority to make or give any representation or warranty whatever in relation to this property. The fixtures, fittings and appliances, electrical and plumbing installation or central heating systems have not been tested and therefore no guarantee can be given that they are in working order, nor has any type of survey been given that they are in working order, nor has any type of survey been undertaken on this property. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and plans are provided for general guidance and are not to scale. LOCATION MAP - (c) OpenStreetMap contributors, CC BY-SA



To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

