



Milners Row
Skelton
DN14 7RW

£110,000

- Renovation Project
- Spacious Cottage
- Three Bedrooms
- 2 Reception Rooms
- Spacious Kitchen & Bathroom
- Gardens Front & Rear
- Vacant Possession
- EPC Rating TBC



WHY HOUSESETC?

Visit www.housesetc.co.uk, our superb and easy-to-use responsive website offers useful hints & tips for buyers & sellers which could save you £1,000's, including: viewing guides, satellite property searches, also see a selection of satisfied local clients, both buyers & sellers, on your 'feedback' section now updated to include video testimonials.

Please feel free to follow us on Facebook & Twitter, Google+ Instagram, Pinterest and LinkedIn where we aim to keep you updated with the very latest property news & views, all our 'new' & 'reduced price' properties and much more. We aim to keep you informed & entertained.

Register now for 'Priority Property Alerts', don't miss out your dream home.

If you have a property to sell, discover our proactive approach to sales by booking a FREE valuation and expert pre marketing appointment by either, telephone, email, social media or simply call into any of our offices. Take advantage of our individual high quality marketing options, allowing you to choose the services you require and ensure that your property STANDS OUT from the crowd.

'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Skelton- Requiring a comprehensive renovation program, this spacious riverside cottage presents tremendous potential. Benefiting from excellent views over the river Ouse, the cottage boasts good sized gardens to both front & rear, with fuel store and outside cloaks. Majority Upvc DG and solid fuel CH. The living accommodation comprises entrance hallway, lounge, sitting room, kitchen and entrance lobby. To the first floor are 3 bedrooms and a spacious bathroom. Immediate vacant possession.

ENTRANCE Upvc front entrance door with Upvc double glazed leaded and stained glass insert with matching Upvc double glazed sky light leads into

ENTRANCE HALLWAY Spacious entrance hallway with coving to the ceiling, cloak hanging, useful under stairs storage cupboard and internal doors leading off.

LOUNGE 13' 0" x 12' 3" max (3.96m x 3.73m) With feature ceramic tiled fireplace and raised hearth housing open fire, coving to the ceiling, radiator and Upvc double glazed window over looking the front.

SITTING ROOM 13' 0" x 12' 8" max(3.96m x 3.86m) With feature ceramic tiled fireplace and raised hearth housing Parkray solid fuel fire, fitted fireside tea cupboards provide shelving, coving to the ceiling, Upvc double glazed window to the rear, door and stairway to first floor accommodation and internal doorway leads into

KITCHEN 14' 4" x 8' 3" (4.37m x 2.51m) Fully fitted with a range of wall, base and display units finished in dark oak effect, marble effect food preparation surfaces, single bowl stainless steel sink with mixer tap, timber effect floor covering, double radiator, coving to the ceiling, Upvc double glazed window to the side and Upvc side entrance door with opaque insert leads into

ENTRANCE LOBBY 4' 7" x 7' 5" (1.4m x 2.26m) Brick built entrance lobby with fitted storage shelving, Upvc doubled

glazed window to the rear and Polycarbonate roof and Upvc rear door with double glazed insert opens out into the rear garden.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Enclosed staircase with polished timber handrail leads to landing with radiator, access to roof void and internal doors leading off.

BEDROOM ONE 13' 1" x 16' 1" max (3.99m x 4.9m) With radiator, coving to the ceiling and fire escape windows providing excellent river views.

BEDROOM TWO 13' 0" x 9' 5" max (3.96m x 2.87m) With fitted storage cupboards housing both hot water cylinder and cold water tank and storage shelving and Upvc double glazed fire escape window to the rear. Two steps down leads into

BATHROOM 10' 8" x 8' 2" (3.25m x 2.49m) Fitted with white suite comprising low level flush W.C., pedestal wash hand basin and panelled bath. Radiator and Upvc double glazed opaque window to the side. Internal door leads into

BEDROOM THREE / NURSERY/ DRESSING ROOM 8' 6" x 8' 2" (2.59m x 2.49m) With Upvc double glazed window to the rear providing excellent views.



EXTERNAL

FRONT To the front of the property is a brick built retaining wall and wrought iron pedestrian access gate gives access to mature garden with shrub hedge and timber perimeter fencing incorporating concrete posts to the side. Strip paved walkway leads to the front door.

REAR Immediately behind the property is a concrete hard standing area, brick built solid fuel store and additional door leading to brick built W.C.

The garden is fully enclosed and predominately laid to lawn with concrete walkway and timber storage unit to the rear.

TENURE The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

HEATING & APPLIANCES The Heating and Appliances have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

LOCATION Leaving our office on Pasture Road turn left at the mini roundabout on to Centenary Road. Turn right on to A614 / Airmyn Road and at roundabout, take 2nd exit continue over the bridge and head over the next roundabout. At the next roundabout go straight over at the next take a right turn onto Howden Dyke Road and follow the road round and into Skelton pass Skelton Broad Lane and continue along the road where the property is on the left hand side and can be easily identified by our Housesetc For Sale board.

Council Tax: B





91 Pasture Road
Goole
East Yorkshire
DN14 6BP

T. 01405 780 666
F. 01405 762 942
E. info@housesetc.co.uk
www.housesetc.co.uk

Registered in England No 8047217 Registered Office: Suite One,
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA