



## Mill Lane, Skipsea, Driffield, YO25 8SP

- Semi Detached Property
- Two Reception Rooms
- Garage
- Log Burner
- Two Bedrooms & Nursery
- Off Road Parking
- Well Presented Generous Rear Garden
- Village Location

**Offers In The Region Of £210,000**



# 5 Mill Lane, Skipsea, Driffield, YO25 8SP

## DESCRIPTION

Situated in the residential area of Skipsea this well-presented semi-detached home offers spacious living, modern comforts, and versatile accommodation spread across three floors—ideal for families or anyone needing additional space to work from home.

On arrival, you are welcomed by off-road parking and access to a garage, providing both convenience and valuable storage.

Inside, the property features a bright and airy living room enhanced by a charming log burner—perfect for cosy evenings. The spacious kitchen is fitted with an integrated oven and hob, offering ample room for cooking and storage.

To the rear, the dining room is flooded with natural light and enjoys views of the garden, making it the perfect setting for family meals or entertaining guests.

Upstairs, you'll find two well-proportioned bedrooms along with an additional room that can be used as a walk-in wardrobe, home office, or nursery. The family bathroom is fitted with a three-piece suite including a shower.

The top floor offers a further versatile room, ideal for use as a home office, hobby room, or additional storage space—tailored to meet your lifestyle needs.

Outside, the enclosed rear garden is both well-maintained and thoughtfully designed, featuring a lawned area, a decking space—ideal for outdoor dining or relaxing—two greenhouses, and a small wildlife pond that brings a touch of nature to the space.

This charming home blends comfort, practicality, and flexibility in the area of Skipsea. Early viewing is highly recommended.







**HUNTERS**

Approximate total area<sup>(1)</sup>  
 1155 ft<sup>2</sup>  
 107.5 m<sup>2</sup>

Reduced headroom  
 10 ft<sup>2</sup>  
 0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

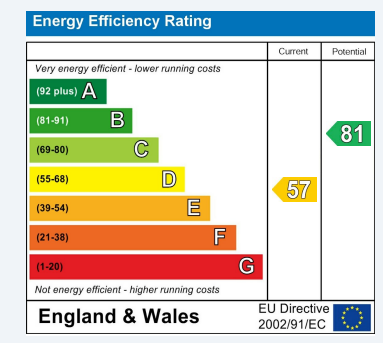
Reduced headroom  
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [bridlington@hunters.com](mailto:bridlington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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