Welton Road, Brough, East Yorkshire, HU15 1AF

01482 669982
info@limbestateagents.co.uk
limbestateagents.co.uk

Limb
MOVING HOME









2 Forge Place, Skidby, East Yorkshire, HU16 5UL

- Superb Detached House
- 4 Double Bedrooms
- Beautiful Kitchen
- Council Tax Band = F
- Well Fitted Throughout
- Double Garage
- Exclusive Location
- Freehold/EPC = C

£449,950

INTRODUCTION

Situated in a small cul-de-sac within an exclusive location is this impressive modern detached house complimented by excellent parking and a detached double garage. Enhanced by the current owners including the remodelling and installation of a new kitchen, this lovely home awaits its new owner. The layout is depicted on the attached floorplan and briefly comprises a central hallway, cloaks/W.C., fitted study, formal lounge, large utility room and the heart of the house is the fabulous open plan kitchen and living room overlooking the garden. Upon the first floor are four good sized bedrooms (3 fitted), stylish bathroom and en-suite to bed 1. The accommodation boasts gas fired central heating to radiators and uPVC double glazing. Outside there is excellent parking upon the block set driveway together with an EV charger. There is a large detached double garage. The attractive garden incorporates paved and lawned areas in addition to a summerhouse, not being overlooked from the rear.

LOCATION

Forge Place is a small cul-de-sac off South Rise, being an attractive cul-de-sac of detached properties within the heart of the popular village of Skidby. Skidby is a charming village situated to the west of Cottingham. The village is well known for the iconic Skidby Mill, a Grade II* listed windmill that dominates the skyline and serves as a proud symbol of the village's history. Offering a peaceful, elevated position, Skidby provides an appealing residential atmosphere for those seeking a quiet retreat that remains closely connected to the region's larger hubs.

The village maintains a charming, low-density feel while providing easy access to many local services. Residents enjoy the community-centric environment of the local village hall and the popular Sails Café, located at the windmill site. While the village preserves a tranquil pace, the extensive amenities of nearby Cottingham and the retail parks of Willerby are just a short drive away, providing a perfect balance of rural peace and modern convenience. The historic market town of Beverley is also within striking distance.

Education makes the area a primary choice for families. The village is home to the well-regarded Skidby Church of England Primary School, celebrated for its small school feel and strong community links. For secondary education, the village is ideally placed for access to Cottingham High School and Sixth Form College, while further independent schooling options are also within easy reach.

Skidby provides good regional connectivity for those who value a tranquil setting without sacrificing accessibility. The village is perfectly positioned near the A164, offering a direct and rapid link to Beverley and the A63/M62 corridor. The nearby rail links in Cottingham offer convenient access to the national rail network.

Accessibility to key destinations includes:

- Cottingham: Approx. 2 miles
- Beverley: Approx. 4 miles
- Hull City Centre: Approx. 6.5 miles
- York: Approx. 32 miles

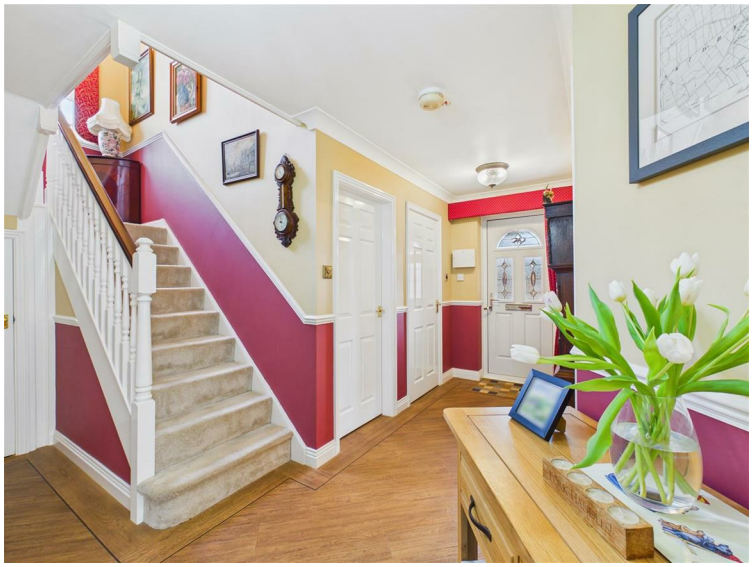
Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. Positioned on the edge of the Wolds, the village serves as a scenic gateway to miles of undulating landscapes and peaceful walking trails. This blend of historic character and easy accessibility truly encapsulates the best of East Yorkshire life.

ACCOMODATION

Residential entrance door to:

ENTRANCE HALLWAY

A central and spacious hallway providing access to principle rooms and staircase leading up to the first floor with storage cupboard beneath. There is also a double cloaks cupboard, ideal for storage.



WC

Low level WC, wash hand basin, tiling to walls.

LOUNGE

With bay window to front and further window to side. The focal point of the room is a feature fire surround with marble harth and back plate housing an electric fire.



NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

STUDY

Extensivley fitted with desk, drawers and shelving. Window to front elevation.



UTILITY ROOM

A very good sized room with an extensive range of fitted units and quartz work surfaces. There is an undercounter sink with mixer tap, plumbing for automatic washing machine and space for dryer. Windows to both side and rear elevations, an access door opens out to the patio. To one corner is fitted an Ideal logic gas fired central heating boiler concealed in a matching cupboard.



NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

KITCHEN

Comprehensively remodelled and recently refitted with a beautiful range of floor and wall mounted units combined with a peninsular and striking quartz work surfaces and upstands. Features include a Neff oven, combination microwave oven, four ring induction hob with vacuum extractor, larder fridge freezer and a further run of units housing an undercounter one and a half ceramic sink with mixer tap and integrated dishwasher. The kitchen is open plan in style through to the living room.









LIVING ROOM

A great day to day room situated to the rear of the house overlooking the garden and with a door out to the patio.



FIRST FLOOR

SPACIOUS LANDING

With double airing cupboard with shelving and pressurised hot water tank. Access to roof void.

BEDROOM 1

A particularly luxurious bedroom with a fitted dressing table, drawers and cupboards to the bay window to the front, matching drawers and wardrobes.



NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

EN-SUITE

With large shower enclosure, concealed flush WC, and wash hand basin with cabinet below and below, tiling to walls and floor.



BEDROOM 2

With fitted wardrobes. Window to rear elevation.



BEDROOM 3

With fitted wardrobes. Window to rear elevation.



BEDROOM 4

Window to front elevation.



BATHROOM

With white suite comprising of low level WC, twin wash hand basin with cabinet below and mirror above, shaped bath with shower over and screen. Tiling to walls, heated towel rail.



NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

OUTSIDE

There are extensive patio areas to the rear of the house which enjoys the sun throughout the day. The lawn is complimented by attractive borders and a mature hedge to the perimeter providing much seclusion. To one corner lies a summerhouse with power and light supply installed. The block set driveway provides parking for several vehicles together with an EV charger. There is also a detached double garage.

Forge Place is a private 'spur' road off the adapted roading of South Rise. Each property has unencumbered right of access to and from South Rise.





REAR VIEW



DRIVEWAY & GARAGE



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of uPVC double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give 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 any 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 and any intending purchaser or tenant 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 Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. AI may have also been used to enhance photography.

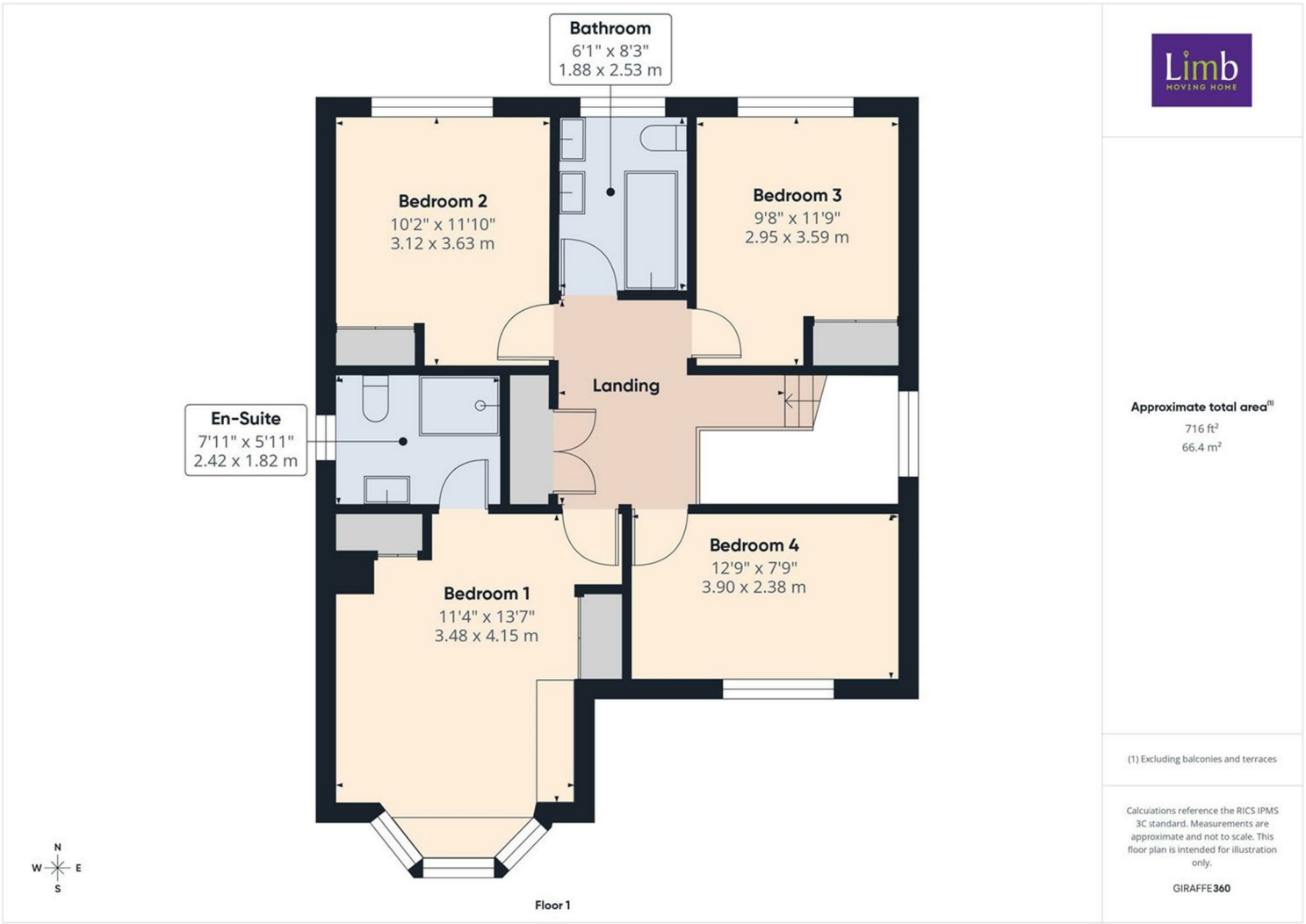
PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

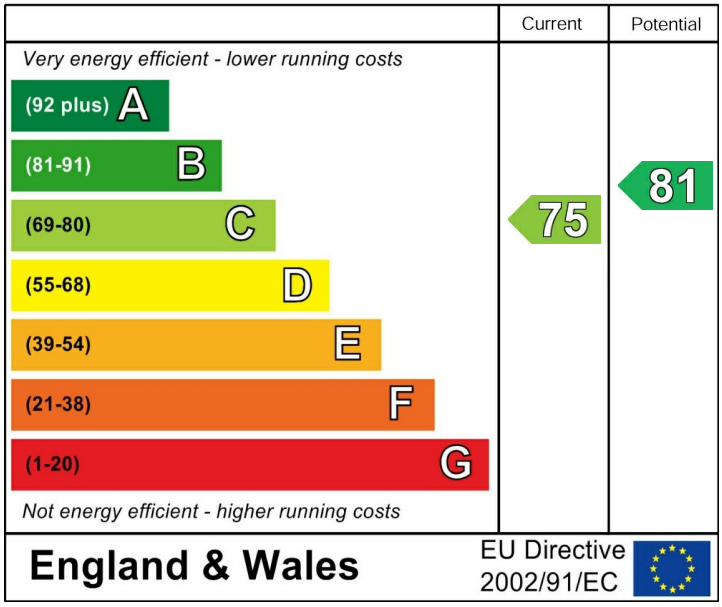
NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy


Bentley
A1079
A164
Risby Hall
Risby
Walkington Rd
Dunswell Rd
Little Weighton
Little Weighton Rd
Harland Way
Skidby Mill
Northgate
Cottingham
South St
Castle Hill Hospital
Castle Rd
Eppleworth
Raywell
Haltemprice
Google
Map data ©2026 Google


Living Room
11'1" x 15'2"
3.39 x 4.63 m
Kitchen
17'0" x 11'11"
5.19 x 3.64 m
Utility Room
9'7" x 14'6"
2.93 x 4.42 m
Hallway
Office
6'3" x 7'10"
1.90 x 2.39 m
WC
Lounge
11'5" x 17'8"
3.49 x 5.40 m
N
W
E
S
Floor 0
Approximate total area(1)
940 ft²
87.4 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360


Bathroom
6'1" x 8'3"
1.88 x 2.53 m
Bedroom 2
10'2" x 11'10"
3.12 x 3.63 m
Bedroom 3
9'8" x 11'9"
2.95 x 3.59 m
Landing
En-Suite
7'11" x 5'11"
2.42 x 1.82 m
Bedroom 4
12'9" x 7'9"
3.90 x 2.38 m
Bedroom 1
11'4" x 13'7"
3.48 x 4.15 m
N
W
E
S
Floor 1
Approximate total area(1)
716 ft²
66.4 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

